

contradictory instructions by others, and to call her with any questions. All violation letters should now be in CINQ.

Inverness Greenway:

There are no known significant updates. The last communication was in May to the effect that various clearances are still pending. After those approvals are re-evaluations/re-approvals are received it will move to ALDOT construction for review. Dirt work could begin in late fall.

Accounting Update:

Transition of utility bills is complete and IMHA is now able to log in to its accounts; accordingly the current plan is to close out the Quantum accounts around the end of June.

Home Closing Process:

When Homewise notifies SPMG of a pending closing Sarah Propper is notified and will provide quick turnaround time to SPMG of HO payment status. At the same time directors are to be notified, so that closing inspections can be made. Sarah has been receiving calls from closing attorneys; rather, everything is to go through SPMG.

Financial Reports:

A good number of refund checks have been issued due to correction of some misapplied fees, and those will show up in May financials. Directors should be aware in case inquiries are received from homeowners.

Dues payment status has greatly improved this year but a few large balances remain. In-house telephone follow up may be helpful, with a final warning letter to be sent in the near future. The Board will consider and decide on a course of action on filing liens.

Online Bill Payment and Lockbox:

Sarah has spoken with Cadence representatives about setting up online bill payment and a lockbox. Our webmaster/web developer should contact Cadence and determine requirements (at IMHA cost). IMHA would charge a fee for usage of this service to cover costs incurred, hopefully to be fully operational for 2020 dues payments. The proposed lockbox fee was discussed and it was decided to evaluate online payments in 2019 and then decide viability of the lockbox fee for 2020.

IMHA Printed Envelopes:

A supply of business sized envelopes with the new mailing address are needed. Ashley Cooper will check two sources discussed in the meeting for quotes on an initial run of 2,500 envelopes.

Parkway Invoices to Inverness Neighboring Subdivisions:

Invoices were sent to neighboring subdivisions who historically have made voluntary contributions to IMHA for parkway maintenance around the beginning of May.

Additional Accounting Expenses:

Due to the significant extra work required in the transitioning of financial matters to the accounting firm a request has been made for payment of four additional hours over the previously agreed scope of contract. An invoice will be submitted.

Homeowner Forum:

The previous discussion about amending IMHA's bylaws to increase the \$50 fine for failure to address covenants violations, and the procedure for doing so, was revisited along with a discussion about the viability of filing late fees and/or liens for unpaid assessments. The current 4-letter process does not match the procedure provided in the bylaws.

Utility Work in Kerry Downs:

The current utility work being conducted in Kerry Downs has left some restoration/clean up problems.

A discussion followed about possibly determining mortgage lenders for notification when home owners fail to pay dues/fees and the viability of collection of delinquent accounts.

New Business:

Motion to approve the additional requested payment described above, to Pearce Bevill:

Motion: Jim Baxter Second: Joe Clark

The motion passed without objection.

Motion for Instituting Online Bill Payment:

Motion to request IMHA's webmaster to submit a proposal to determine needed work needed to institute online bill payment, as described above, with Cadence Bank:

Motion: Joe Clark Second: Lindsay Mardick

The motion passed without objection.

Committee to Review Possible Bylaw Amendment re Assessments:

Motion to form a committee to revisit all aspects to possibly amend IMHA's bylaws to increase the assessment fee for violations:

Motion: Joe Clark Second: Margot Munger.

The motion passed without objection.

Margot, Joe and Jay Thompson agreed to be on the committee.

Inverness Point/River Brook:

The Board discussed steps needed for River Brook to possibly join and become a part of IMHA.

Motion to Adjourn:

There being no further business to come before the Board the meeting adjourned at 8:26 p.m.

Motion to Adjourn: Joe Clark Second: Ashley Cooper

Dated: 7/17/19

/s/ Sallie Cox

IMHA Secretary