

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
July 16, 2019 - 7:00 p.m.

Board Members present:

Ashley Cooper (Kirkwall)
Rob Fish (Inverness Point)
Joe Clark (Summerwood)

Jay Thompson (Country Club Village)
Margot Munger (Adam Brown)
Sallie Cox (Selkirk)

Members Absent:

Jim Baxter (Inverness Green)
Lindsay Mardick (Woodford)
Amie Perkins (KD/HP)

Also attending Kim Coe of SPMG and a number of Inverness homeowners.

The meeting was called to order by Vice President Joe Clark at the Inverness Fire Station. A quorum was present.

Approval of May 21, 2019 Meeting Minutes:

Motion: Margot Munger Second: Jay Thompson

The minutes were approved as presented.

Meetings with outstanding minutes to be approved include an informal December 19, 2019 officers meeting and March 18, 2019 board executive session.

Manager's report - Kim Coe of SPMG read the manager's report.

Financial Report - Treasurer Ashley Cooper presented the Treasurer's Report and reported on IMHA finances for the accounting firm. Funds at Quantum have been moved to the new bank and all is accounted for. Transfers from operating to reserves are underway. This has not happened routinely in the past as we were working through some financial concerns; operating account balances will go down but money market/reserve accounts will go up. Anything remaining in operating at the end of the year should be moved to reserves. This was done based on neighborhood budget numbers as of June 30. IMHA aging numbers reflect some outstanding funds from a couple of non-IMHA neighborhoods for Parkway contributions, also some negative aging which is really pre-pays resulting from two neighborhoods with mid year assessments due. There are some fees carried over in Kerry Downs that will be reviewed and hopefully addressed soon.

Traffic and Safety Committee: Rob Fish reported on a July 3, 2019 meeting of the committee and the Hoover mayor, chief of police, and city engineer to discuss speeding and traffic issues on the Parkway and in Hoover neighborhoods. A lot of information was provided along with discussions of various options, including speed bumps, tables and humps and information on the speed averages gathered in recent measurements on the Inverness Parkway. Speeding tickets have been issued on Hoover roadways. Traffic cameras to record speeding and tag numbers are limited by insufficient manpower with authorities. Hoover anticipates installing a somewhat permanent radar at the bottom of the hill. When reported to the Shelby County Sheriff's Department an officer will knock on doors to make the auto owner aware of the reported speeding. We could send out a blast email reminding residents to do so. Some contacts have been made with Shelby County. A suggestion was made to attempt a similar meeting with Shelby County authorities; several board members volunteered to attempt contacts. Also possibly participate in the Keep Kids Alive, Drive 25 initiative.

Inverness Parkway: It has been reported that the Parkway is to be repaved, expected in maybe 2020.

Inverness Greenway: A recent email from the Hoover engineer indicates final plans are ready to be submitted to ALDOT for construction bureau review but this cannot be done until certain environmental documents can be updated (due to the length of time it took to acquire property, etc.) Assuming ALDOT approval the contract can be let, with a prospective beginning construction date of February 14, 2020.

Homeowner Forum:

A Kirkwall homeowner presented concerns re board policies/activities regarding board contracts, renewals, RFPs and failures to solicit RFPs in certain instances, board executive sessions, recording, publishing and lack of publishing of recorded minutes of meetings, email votes, failure to vote and the length of time between publishing of some minutes. Several board members responded to these concerns.

ACC Requests:

The board discussed a perceived increase in various exterior changes, etc. being made in several neighborhoods without going through the ACC approval process, such a replacing roofs, painting homes, tree removals and major landscaping.

Old Business:

None

New Business:

None

Motion to Adjourn:

There being no further business to come before the Board, the meeting was adjourned at 8:01 p.m.

Motion: Margot Munger Second: Jay Thompson

Dated: October 16, 2019

/s/ Sallie Cox

Sallie Cox, IMHA Secretary