

INVERNESS MASTER HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
October 15, 2019 - 7:00 p.m.

**Board Members present:**

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

Jay Thompson (Country Club Village)  
Amie Perkins (Kerry Downs/HP)  
Sallie Cox (Selkirk)  
Lindsay Mardick (Woodford)

**Members Absent:**

Margot Munger (Adam Brown)

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

The meeting was called to order by President Lindsay Mardick at 7:01 p.m. at the Inverness Fire Station. A quorum was present.

CPA Sarah Propper provided each director with financial information through September 2019. Each director was asked to review same carefully to be sure everything that needed will be included in upcoming budget preparation, due to Sarah by November 15. Dues invoices are projected to be mailed December 1 with a January 1 due date, February 1 late date. The IMHA master budget will be considered at the November 2019 board meeting. The president's letter and ballots will be mailed separately.

Sarah reported on a new product available from Cadence Bank for HOAs to afford homeowners the option to pay dues online via credit card, with certain minimal fees to be paid directly by homeowners. Both Sarah and IMHA's webmaster have expended a few hours to get the program up and running.

**Approval of Meeting Minutes:**

September 17, 2019 meeting minutes prepared by Joe Clark were reviewed and approved with a few corrections. July 16, 2019 minutes - After discussion Board members decided to follow its generally-used formatting rather than include "all of the conversations from that meeting" as previously indicated, i.e. the longer paragraph that had been previously distributed.

Motion to approve:

Motion: Sallie Cox                      Second: Jay Thompson.  
The motion passed without objection. Lindsay Mardick abstained.

**Manager's report** - Kim Kilgo of SPMG read the manager's report. Call for nominations letters were mailed to homeowners with no recorded email address.

**Financial report:** Treasurer Cooper distributed financial reports. Directors were reminded to download any needed records promptly. Most neighborhood receivables were in fairly good shape, with efforts being made to reduce them further. A parkway contribution is still outstanding from one IMHA parkway partner. There were some concerns about July's financials and approval of same, most of which related to unpaid dues and late charges. The board will have an executive session to review action needed on seriously delinquent accounts.

Motion to approve financials:

Motion: Joe Clark                      Second: Jay Thompson  
The motion passed without objection.

**IMHA assessment** - There has been no increase in the master's assessment for a number of years, and it is expected to remain steady at \$154. Inverness Green dues do not include the Parkway portion.

**Traffic and Safety Committee** - No real developments in this area, to date contact has not been made with Shelby County officials.

**Covenant Violation issues:** Lindsay has spoken with IMHA's attorney re avenues available to attain covenant compliance for longstanding uncorrected issues. The board has discussed raising the fine associated with noncompliance with covenants on multiple occasions. Jay Thompson and Margot Munger have agreed to head this up. Their recommendation will be considered at the same executive meeting re lien placement.

**Inverness Greenway** - Nothing new to report.

**Annual Meeting update:** Kim reported the deposit for the annual meeting had been made, all was in order. Lindsay discussed individuals to possibly invite to the meeting.

**Valleydale Road widening** - It has been pushed off again, and is tied to eminent domain issues for acquiring property along Valleydale, which caused it to be delayed more.

**Homeowner forum** - A Kerry Downs homeowner appeared to express concerns about a property with longstanding landscaping and maintenance issues.

A group of Heather Point homeowners (as well as a HO concerned about the condition of the entrance wall) appeared to question/request assistance in pushing forward a proposal to add an ornamental stationery iron gate at the Heather Point entrance. Many issues were discussed, including: (need to submit a properly repaired ACC request; approvals needed from city and county governmental entities since the gate was to be placed in an easement area, and insurance required, among others. After gathering the required items the request will be considered.

**RFPs** - Joe sent the documents to each board member and needs to hear from everyone. He recommended we focus on the landscape RFP to get that handled as the management contract has been pushed a few months. It shouldn't take long and then we can look at accounting and property management.

**Motion to Adjourn:**

Motion to adjourn: Jim Baxter                      Second: Jay Thompson  
There being no further business to come before the board, the meeting was adjourned at 8:29 p.m.

Date: 12/10/19

/s/ Sallie Cox  
Sallie Cox, IMHA Secretary