

# INVERNESS MASTER HOMEOWNERS ASSOCIATION

## Board of Directors Regular Monthly Meeting minutes

November 19, 2019

### **Board Members present:**

Rob Fish (IP)

Lindsay Mardick (Woodford)

Joe Clark (Summerwood)

Frank Taylor (Proxy for Ashley Cooper – KW)

Jim Baxter (Inverness Green)

Margot Munger (Adam Brown) via phone

### **Board members Absent:**

Sallie Cox (Selkirk)

Ami Perkins (Kerry Downs)

Jay Thompson (Country Club Village)

Kim Coe was present representing Southern Property Management Group, property managers.

At 7:06pm CST the meeting was called to order by President Lindsay Mardick. A quorum was present, and business was conducted.

The Meeting proceeded along the established outline of the Meeting Agenda.

### **Minutes:**

The minutes of the October 15, 2019 meeting were reviewed by the Board and approved as noted.

### **Motion to approve:**

Motion: Jim Baxter            Second: Joe Clark

The motion passed without objection.

### **Management Report:**

Kim Coe reported that there are 59 open violations currently; 4 Estoppel letters were issued; and 4 ACC requests were submitted.

### **Financial Reports:**

The Financial Report was reviewed by the Board and all are very positive. There exists \$14,000 in the past due and this has come down since the beginning of the year.

Reserves and Operating Accounts are all well within budgeted ranges.

Sarah Propper, CPA, reported that the credit card portal is up and operable and she encouraged all the IMHA Officers to go onto this portal and pay their dues early to check out the system. Sarah stated that she thinks a flat charge of \$4.95 is assessed at the time of payment. Sarah went on to explain that the entire payment process takes approximately 30 seconds.

In regard to the annual contributions for Parkway Maintenance the following was stated:

Inverness Cove – has received this payment

Cobblestone has paid

Wyngate has paid

### **Motion to approve:**

Motion: Jim Baxter                      Second: Rob Fish

The motion passed without objection.

### **Accounting & Financial Update:**

Sarah Propper reported that she has received only 6 budgets from Community Directors, and she needs the others in order to complete her budget for 2020. She will be contacting those Directors who have yet to submit their community budgets for 2020.

### **Inverness Greenway Update:**

President Lindsay Mardick reported that she has been in contact with Hoover engineer Rod Long regarding the paving and striping of Inverness Parkway specifically the striping by the Hoover Nature Park. The initial striping was confusing and resulted in several Inverness neighbors contacting her regarding the issue that the striping leads drivers into oncoming traffic. President Mardick contacted Hoover and their comment is that the striping is correct. She cautioned everyone going down the hill towards 280 to stay to the right and not veer into the left traffic. The striping is still confusing.

The Greenway is waiting on ALDOT data to start the bidding process:

1. Update drawings to ALDOT format need to be approved
2. Review and approval of the Alabama Historical Commission
3. Review by Alabama Historical Committee
4. Then the bidding process can begin

Jim Baxter provided an update of the Valleydale Road widening project:

1. The 1<sup>st</sup> Phase will widen the road from Caldwell Mill Road to the Traffic Light at Meadow Brook. Time: approx. 4 years
2. The 2<sup>nd</sup> Phase will go from the Meadow Brook stop light to 280. Time: approx. 4 years

It appears that this project is still years off.

### **Committee Updates:**

None to report.

### **Homeowner Forum:**

Mr. Patel from Heather Point community was recognized, and he stated that HP held a homeowner meeting to vote on the new beautification project (stationary gates at the entrance to their community and submitted to KD ACC) and they had almost unanimous consent to proceed with the project. He then stated that Ami Perkins (KD Director) and Art Fleet, neighbor in KD, attended the meeting and explained the approval process for the ACC, City of Hoover and Shelby County. Ami has not received the required ACC package from the HP residents. Further, he stated that they approached the City of Hoover and the City gave them written approval. Second, they approached Shelby County and have yet to receive Shelby County approval.

Mr. Patel then explained that the City of Hoover contacted Shelby County and were told “we will go with whatever you agree to” but the City nor HP residents could get that statement in writing. The reason approval is needed is that the property HP wishes to establish this stationary gate on is PUBLIC PROPERTY. Therefore, approval from all governing bodies is required before the project can start.

### **Old Business**

NONE

### **New Business:**

A review of the proposed 2020 Budget was made. President Mardick asked that under the heading of Annual Mailing, that the amount be increased to \$2,300.00 from \$2,100.00 to include the additional costs of mailing ballots and HOA dues packets.

Additionally, she asked that the heading of Legal Fees be increased from \$350.00 to \$1,700.00 because the Board has not received the invoices from the attorney for previous work.

President Mardick requested that a heading titled Misc. Expenses be added and an amount of \$1,000.00 be added to cover costs for the IMHA Annual Meeting and other misc. expenses.

Finally, it was requested that the last sentence under **NOTES** be changed to read: “Revenue from Inverness Cove, Wyngate and Cobblestone Square (\$50 per household) contribute to Inverness Parkway maintenance.”

There being no more business before the board a motion to adjourn was made:

### **Motion to approve:**

Motion: Jim Baxter            Second: Joe Clark

The motion passed without objection.

The meeting ended at 8:01 CST.

The next Regular Board Meeting will be held on December 10, 2019 at 7pm CST.

Date: November 19, 2019

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Joe Clark – Vice-President