

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Regular Scheduled Monthly Meeting

December 10, 2019

Board members Present:

Lindsay Mardick - Woodford

Ashley Cooper – Kirkwall

Joe Clark – Summerwood

Margot Munger – Adam Brown

Amie Perkins – (Art Fleet proxy) Kerry Downs

Rob Fish – Inverness Point

Jay Thompson – Country Club Village

Board Members Absent:

Sallie Cox – Selkirk

Jim Baxter – Inverness Green

The meeting was called to order by the President of the Board, Lindsay Mardick at 7:02PM CST. President Mardick introduced the members of the Board to the audience.

Presentation of Minutes:

Joe Clark presented the minutes from November and they were approved as amended. (See attached copy).

Motion to approve: Margot Munger

Second: Rob Fish

Motion carried.

Management Report:

Kim Kilgo, SPMG, represented our property manager and she made her report. There are 59 OPEN violations within Inverness at this time. With no further questions, the Board moved on.

Financial Report:

Since the meeting was held a week early this year, the financials were not available to report. The Board decided to take the December financials into January and approve them during that meeting.

Accounting & Financial Report:

There was nothing to report.

Budgets:

Dues statements have been sent out by Pearce-Bevil, our CPA firm, and should be in the hands of all homeowners now.

SPMG has mailed out the ballots package to all Inverness homeowners.

The Trial Payment System created for the ease of paying all dues and debts to the IMHA was inaugurated last month and the Board Members were asked to pay their annual dues early to see if the system works and determine its convenience.

The charge for paying by check or debit card is \$4.95, and it takes about 40 seconds to complete the transaction.

Sarah Propper, PB, will continue to advise and update the Board on all activity related to this new system.

Sarah reported that \$200.00 has been transferred into each community account from the Master for Christmas Decorations, this was approved by board vote.

Inverness Greenway:

President Lindsay Mardick reported that she has heard from the City of Hoover's engineer, Rod Long, and to date there is nothing new on this project. The City still expects a 2020 start date.

Committee Updates:

Fines & Assessment Committee – members Jay Thompson, Margot Munger and Joe Clark.

Jay Thompson passed out a proposal of the result of the committees work meeting. The Committee was established to review and comment on the existing fines and assessments IMHA uses currently. The Committee found that the fines were too low to

act as an incentive to get homeowners, and especially out of town property owners who rent, to pay their fines.

The report proposes to replace a section of the current By-Law, Section 3.3.3 (b) Administrative Assessments with the following language:

“Change the FIFTY DOLLAR (\$50.00) Administrative Assessment to be ONE HUNDRED DOLLARS (\$100.00) Administrative Assessment and a warning that there will be a lien placed on the property if a second assessment is required. If, after 60 days from the assessment, the violation still has not been corrected and no appeal has been received from the member, a second assessment of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) will be placed on the MEMBER and a lien will be placed on the property. For all rental properties, these assessments will be doubled. Also, a new closing letter outlining these steps will be required to be signed by all new homeowners at closing to be retained by the property management company. A similar letter of acknowledgement will be required of all renters that they understand these assessments if they fail to comply with the IMHA covenants.”

Second change is to Section 3.3.5 Effect of Non-Payment of Assessments

The initial late fee will remain at FIFTEEN DOLLARS (\$15.00) if the assessment is not paid in 30 days. If after 60 days it is still not paid, the late fee will increase to FIFTY DOLLARS (\$50.00) to be charged each month the assessment goes unpaid. These late fees will incur interest as currently outlined in this section of the By-Laws.”

President Mardick suggested that the Board forward this proposal to the Board Attorney for review and a legal opinion

Motion: Joe Clark ~~Motion~~

Second: Margot Munger

The motion carried.

END OF COMMITTEE PROPOSAL

Landscaping Committee – Joe Clark is the only member (there being no other volunteers from the Board).

The Board received 3 proposals from various firms in response to the Request for Pricing (RFP) sent out by SPMG.

Mr. Clark opened the bids in front of all present and distributed copies to all present, and Sallie Cox and Jim Baxter who were absent.

The Board was asked to review all three proposals as to correctness, adherence to our RFP, the licenses, bonds and insurance offered by each firm and the price for their services.

Further, Mr. Clark stated that the Board had agreed to December 20, 2019 as the announcement date for the winner of the RFP. Therefore, the Board will meet in Executive Session Sunday, December 15, 2019 at 3pm in the Inverness Point Club House for final discussion on these proposals.

Potential vendors who submitted a bid are:

1. Landscape Associates
2. Father Nature
3. Alabama Lawn Sprinklers

Homeowner Forum:

No discussion.

Old Business:

Art Fleet revisited his and Ami Perkins meeting with Heather Point residents regarding the HP residents desire to construct a permanent iron gate at the entrance to their community. He stated that the HP residents have not presently submitted any drawings, plans, colors and installation specifications to the ACC-IMHA for a review. The Board has advised HP residents during previous meetings that their project needs all of these items for a decision to be made. Plus, the Board did direct the HP residents to inquire of the City of Hoover and Shelby County engineering about rights-of-way and obtain an approval and insurance on the project for General Liability.

New Business:

Plants are being stolen from the Valleydale Road and island in front of the Hoover #7 Fire Station. Pictures were offered for everyone's response. It is apparent that it is NOT the deer doing this. Some person is actually stealing these plants.

The next Annual Meeting will take place on February 4, 2020 at 7pm in the First Christian Church on Valleydale Road.

There being no other business before the board, a motion was brought to adjourn.

Motion: Joe Clark

Second: Rob Fish

The meeting was ended at 8:02pm CST.

Submitted by:

Joe Clark – Vice-President

Dated: December 11, 2019