

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - January 21, 2014

The meeting was called to order by President Carl Blomstran.

Directors present:

Art Fleet (Kerry Downs/Heather Point)

Lindsay Mardick (Woodford)

Liz Bishop (Country Club Village)

Jim Alexander (Inverness Green)

Summerwood - office vacant

Mat Adams: (Inverness Point)

Jan Jones (Adam Brown)

Sallie Cox (Selkirk)

Bobby Boyd (Kirkwall)

A quorum was present. Also attending was Jennifer Spivey of Boothby Realty, Harry Harnett (Selkirk Board), Judy Pemberton (Kirkwall Board) and several other homeowners.

Approval of November 19, 2013 Minutes [no Dec 2013 meeting]:

Minutes of the November 19, 2013 meeting were read and approved as corrected.

Treasurer's Report: Bobby Boyd presented the treasurer's report, which was approved.

OLD BUSINESS

Revised bylaws - The revised bylaws approved at the November 19, 2013 meeting were presented for signature. Jennifer Spivey will get the Bylaws recorded with the Shelby County Probate Court.

Repairs at Back Entrance - The board ratified an earlier email vote to approve a bid of \$5,239 from Alabama Lawn Sprinklers for improvements at the Inverness Parkway back entrance, which included upgrading the irrigation system from battery operated nodes to a conventional electric irrigation controller, along with required coordination with the City of Hoover, Alabama Power Company and an electrician for installation of a power pole and meter. Lindsay Mardick, Woodford director, abstained from the vote.

NEW BUSINESS:

Summerwood - There was no candidate on the ballot for the 2014 calendar year. The Board was informed that Mike Johnson had agreed to serve again. Mike was appointed as Summerwood Director for 2014.

New Board - President Blomstran introduced Liz Bishop as the newly elected Director of Country Club Village and she was welcomed to the Board. The following were nominated as officers of IMHA:

President - Art Fleet, Director of Kerry Downs/Heather Point
Vice President - Lindsay Mardick, Director of Woodford
Treasurer - Bobby Boyd, Director of Kirkwall
Secretary - Sallie Cox, Director of Selkirk

There were no further nominations, and the slate was elected.

Annual Meeting - After a calendar check the Board proposed February 18, 2014 for the Annual Meeting. Jennifer Spivey was asked to contact First Christian Church to determine availability of the building for February 18. President Art Fleet will prepare the annual newsletter to the homeowners.


Heather Point - Ted Stuckenschneider spoke on the need for and value in maintaining good communications with homeowners. He said Heather Point homeowners want Tom Godfryd to be a contact point for Heather Point residents. Heather Point residents want to be directly involved in neighborhood issues such as landscaping, maintenance, financials, contracts, expenses, etc.

Legal - The Board discussed the situation with a Town of Adam Brown homeowner, and recent correspondence/advice from the Board's legal advisor. The Board voted to dismiss the lawsuit and satisfy the lien as the debt had been previously paid in full. Sallie Cox will forward the documents to Jan Jones and then Art Fleet for review, and if approved, will have the documents executed and recorded at the Shelby County Courthouse.

The Board will review the other matters contained in the correspondence from counsel and will discuss them at the next regular meeting, and advise counsel of a preferred course of action for pending issues.

There being no further business before the Board, the meeting was adjourned at approximately 8:05 p.m.

Date: 3-18-2014



Sallie Cox, IMHA Secretary