

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
March 18, 2014

The meeting was called to order by President Art Fleet at approximately 7:02 p.m.

Directors present:

Art Fleet (Kerry Downs/Heather Point)
Lindsay Mardick (Woodford)
Liz Bishop (Country Club Village)
Sallie Cox (Selkirk)

Bobby Boyd (Kirkwall)
Jim Alexander (Inverness Green)
Jan Jones (Adam Brown)

Directors Absent:

Mat Adams: (Inverness Point)

Mike Johnson (Summerwood)

A quorum was present. Also attending were Jennifer Spivey of Boothby Realty, Judy Pemberton and Frank Taylor (Kirkwall Board) and a number of homeowners.

Approval of January 21, 2014 Meeting Minutes: Minutes were read and approved as written.

Motion to approve January 21, 2014 minutes:

Motion: Jan Jones

Second: Jim Alexander

The motion carried without objection.

Approval of February 18, 2014 (annual meeting) Minutes:

Minutes were approved with the previously included photographs removed.

Motion: Sallie Cox

Second: Art Fleet

The motion carried without objection.

Treasurer's Report: Bobby Boyd presented the treasurer's report. IMHA is in good financial shape, with good Master's reserve as well as good numbers in the individual neighborhoods' reserves.

Motion to approve Treasurer's Report as presented:

Motion: Jan Jones

Second: Sallie Cox

The motion carried without objection.

President's Report:

Inverness Country Club - Art Fleet reported on some car break-ins and recent discussions with the new GM of the Inverness CC. The new GM wants to be a good corporate neighbor. Assistance was provided ICC regarding some recent damage to golf course turf. Judy Pemberton described some offensive graffiti in the golf cart tunnel. Mr. Fleet was asked to discuss the graffiti with the ICC GM to see if it can be removed.

OLD BUSINESS

Legal: Sallie Cox reported that per the Board's prior instructions, the lawsuit against an Adam Brown homeowner had been dismissed and the lien removed. The homeowner provided proof of payment but the payment was never reported to the management company. One lawsuit remains pending on an Inverness Point matter, to be discussed further. Sallie is to ask the IP director for additional information and a recommendation on how to proceed. The board also needs to review matters contained in a recent letter from counsel.

NEW BUSINESS:

Neighborhood/Emergency Communications

Lindsay Mardick presented an idea to assist Inverness homeowners in receiving speedy communications on matters of general local concern. The recent ice storm was an example of how homeowners could have planned better with advance warning of worsening road conditions. Facebook was considered but did not seem as appealing for various reasons. She will look into setting up a Twitter group with appropriate hashtags to keep IMHA residents better informed yet not be tied to availability of any single person.

Motion to move forward with investigation/setup of a Twitter account for improved Inverness communications:

Motion: Art Fleet **Second:** Bobby Boyd

The motion carried without objection.

Collections / liens: The Board discussed the status of unpaid dues and collections. April 15 is the date to begin collection efforts per the bylaws. A recorded lien is needed to protect IMHA in the event of sale or foreclosure. Per established procedure a certified letter will be mailed as needed before moving forward with liens. Jennifer Spivey was asked to send out a blast email to all homeowners in addition to the letters. The lien process would not apply to those maintaining a payment plan in good standing.

A Heather Point HO asked to be on the agenda to speak but was unable to attend. Art Fleet reminded the board this HO owns two lots and has communicated he feels he should pay once for various reasons, including: other neighbors built a home on two lots but pay once; most of the HP neighbors signed a petition that he only pay once; he performs valuable work in the neighborhood, he has paid for only one lot for 20+ years, he feels he is being targeted.

Discussion: The lots remain individual parcels pursuant to tax records. The HO indicated he does not plan to build on the empty lot--what if he sold his house but not the lot? Bylaws/covenants are specific and based on number of lots. The Board wants to be fair and get the question settled.

Motion to request a legal opinion from the board attorney; the property to be exempt from late fees, interest and all collection actions/lien until resolution:

Motion: Sallie Cox **Second:** Lindsay Mardick and Jan Jones

A CCV HO had asked to be on the agenda to address the board re concerns on a number of topics but decided not to attend because he needed more than the allotted 10 minutes. Liz Bishop reported the HO had prepared a written paper but decided not to release it at this time.

There was discussion about the appropriate time for any individual to speak. It was agreed that every HO is welcome to attend meetings and speak; all will be treated with respect.

Inverness Parkway: President Fleet called on Sallie Cox to report on a recent conversation with the Hoover city engineer.

Greenway - Plans are moving forward. Work is split into sections, with Shelby County working with utilities, Hoover working on ROW acquisition [for heavy equipment accommodation during construction], the consultant to draw up plats for ROW acquisitions. It is currently expected this will take into the summer, bidding to start late summer and maybe begin construction in late fall, unless more problems arise with DOT. The retaining wall situation seems worked out. Several people would like to see current engineering drawings.

CCV Culvert - The gully is dangerous and growing. The Hoover engineering department is working on the problem. The initial plan was to repair the ditch to reestablish a good safe shoulder. Hoover sent a guy to measure and determined 800 feet of pipe was necessary. This is expensive but would improve safety and give a motorist running off the road a chance to recover whereas in the current condition would likely destroy a vehicle. Engineering has no budget and must go the city council for funding as a need arises, which is what they are going to do -- install and then cover the 800 feet of pipe. Typically they present a couple of projects at a time and there was no estimate of when it might get requested/approved.

There being no further business/discussion a motion was made to adjourn at approximately 8:02 p.m.:

Motion: Jan Jones Second: Bobby Boyd

Date: 4/15/2014

/s/ Sallie V. Cox
Sallie Cox, IMHA Secretary