

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

April 15, 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)
Mat Adams: (Inverness Point)
Jim Alexander (Inverness Green)

Directors Absent:

Mike Johnson (Summerwood)
Jan Jones (Adam Brown)
Bobby Boyd (Kirkwall)

A quorum was present. Also attending was Jennifer Spivey of Boothby Realty.

Approval of April 15, 2014 Meeting Minutes: March 18, 2014 minutes were amended to delete specific homeowner names.

Motion to approve March 18, 2014 minutes:

Motion: Jim Alexander **Second:** Liz Bishop
The motion carried without objection.

Treasurer's Report: No Treasurer's Report and was carried over to next month.

Lot 14, Heather Point - The Board discussed and reviewed the legal opinion received from counsel on whether an Inverness homeowner who owns multiple lots may avoid paying assessed dues on each individual lot. Art Fleet is directed to communicate the legal opinion to the homeowner.

Manager's Report - Jennifer reported on collection of dues from the various neighborhoods. Four closing sales have been completed and we are awaiting paperwork on some others.

President's Report:

Mr. Fleet report on recent contact with Cobblestone Subdivision and efforts to maintain and improve communications with neighboring non-IMHA subdivisions.

Art Fleet reported that we have contracts up for renewal and/or discussion: (1) Management Contract; (2) Web site; and (3) Parkway/landscape maintenance.

- Management contract – Art Fleet suggested that since the contract is up for renewal that a committee be formed to review it and see what changes might be suggested to reduce costs and conform to current and/or changed IMHA needs.
- Web site – It was suggested that a committee of Inverness homeowners and board members be identified to work to improve the web site, plus possible day-to-day

responsibility and/or authority for seeing that the web site is current and up to date. We would like to investigate opportunities to significantly reduce costs as well as investigate expanded web site use in the sale/purchase of Inverness real estate. This could be a benefit to current and prospective homeowners and a possible revenue generator. IMHA would like to investigate handling its web site in-house.

- Parkway/Landscape contract: - This contract is also coming up for renewal, and we need to solicit competitive bids.

Legal: Addressed in executive session.

Youth Services blast email – Sallie Cox reported a request from for an IMHA blast email to publicize high school students’ availability for yard work and requested that a policy be formulated. It was decided a blast would be issued based on the following: (1) limited to Inverness young people (school age) who wish to provide services, i.e. no commercial vendors; (2) references must be provided upon request; and (3) IMHA will simply pass along information and will not prescreen applicants and specifically will not recommend anyone. Sallie Cox will draft the email [for board review] announcing this decision.

Selkirk entrance - Sallie Cox reported that electrical access will be added at the Selkirk monument, to illuminate the entrance at night and provide power for Christmas decorations and any other needs.

Clarification on Assessment policy – Current bylaws provide for a \$50 assessment for those who fail to respond after notice. The rescinded bylaws provided for additional or “stacked” fines after a specified period of time but current bylaws do not. While there is no specific prohibition, current bylaws contain no provision for successive \$50 assessments [for the same issue] or direction as to the interval when additional fines would be appropriate.

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

Motion: Mat Adams Second: Lindsay Mardick

Date: 5/20/2014

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