

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

May 20, 2014

The meeting was called to order by Vice President Lindsay Mardick at approximately 7:06 p.m.

Directors Present:

Lindsay Mardick (Woodford)
Liz Bishop (Country Club Village)
Sallie Cox (Selkirk)
Mat Adams: (Inverness Point)
Jim Alexander (Inverness Green)
Jan Jones (Adam Brown)
Bobby Boyd (Kirkwall)

Directors Absent:

Mike Johnson (Summerwood)
Art Fleet: Kerry Downs/Heather Point

A quorum was present. Also attending was Elbert Boothby of Boothby Realty and a number of homeowners.

Approval of May 20, 2014 Meeting Minutes: May 20, minutes were approved.

Motion to approve minutes:

Motion: Jan Jones **Second:** Jim Alexander
The motion carried without objection.

Treasurer's Report: The Treasurer's report was presented by Bobby Boyd, we are in good shape.

Motion to approve Treasurer's report:

Motion: Jan Jones **Second:** Sallie Cox
The motion carried without objection.

Manager's Report – Elbert Boothby reported that all past due accounts have been turned over to IMHA's attorney. Art Fleet had been working on a lien list. Homeowners were actually given an extra month to pay this year.

New Business: The Board discussed an 8 foot wooden fence constructed immediately adjacent to the tennis courts. Lindsay Mardick reported information gathered from various conversations: The fence was constructed by Bill Oschenhirt as overflow storage for carts/course equipment of Diamond Golf Cars, not Inverness Country Club; neither a building permit nor a request for rezoning had been secured from appropriate Hoover authorities; to the contrary, it was reported that Hoover had required the structure's removal. If a request for rezoning was subsequently submitted it could be set for hearing in July. A number of homeowners expressed concerns, including: the structure is unsightly, is in plain view of the parkway and nearby homes and if allowed to remain could serve as the basis for similarly undesirable construction in the future.

Bobby Boyd reported the failure to obtain the required approvals was simply oversight and that professional landscape plans had been drawn up to install trees, bushes, etc. to camouflage the fence and urged the board to review such plans before reaching a decision. He reported a proposal that J Flood, who was heavily involved in the early planning and development of Inverness, be consulted to arrive at a satisfactory compromise. He suggested it would be preferable to work with our corporate neighbor to reach a resolution.

It was decided that the IMHA Board would prepare a resolution and letter to Hoover emphasizing: homeowners purchased in Inverness expecting covenants to maintain current high standards; the facility was constructed without proper permits or zoning approval, that the HOA and other neighborhoods spend thousands of dollars each month to maintain a high level of appearance, that IMHA supports the City of Hoover's decision to require removal and further requests that no zoning requests be approved. Notice of the decision will be provided to Mr. Oschenhirt and a blast email will be sent to homeowners.

Motion to prepare a resolution and forward to appropriate Hoover officials:

Motion: Sallie Cox Second: Liz Bishop

Voting for the motion: Lindsay Mardick, Liz Bishop, Sallie Cox, Mat Adams, Jim Alexander, and Jan Jones; voting against: Bobby Boyd. The motion passed 6:1.

Coyote Management Program:

The Board discussed the current coyote elimination program, including: benefit of removing coyotes at a relatively low cost per IMHA home, funds remaining unspent from the budgeted amount, efforts by other governmental entities or neighboring HOAs, and whether the efforts should be continued indefinitely. It was decided a survey would be created and distributed among homeowners via blast email to ascertain the level of support among homeowners. Sallie Cox will prepare a preliminary draft of talking points from saved emails on the coyote project to provide initial information to include in the survey.

Motion to poll homeowner support for continuing the current coyote removal program:

Motion: Liz Bishop Second: Jan Jones

The motion passed without objection.

Selkirk Homeowner late fees:

Sallie Cox reported on a relatively new Selkirk homeowner who incurred rather substantial late fees and charges, subsequently presented a payment plan that was accepted, that the homeowner followed the plan and made some payments early, and having paid all dues and most of the late fees requested that the Board approve forgiveness of the remaining balance. Sallie will notify Boothy's billing office of the board's decision.

Motion to forgive balance of past due fees:

Motion: Sallie Cox Second: Bobby Boyd

The motion passed without objection.

There being no further business/discussion a motion was made to adjourn at approximately 8:10 p.m.

Motion: Jim Alexander Second: Jan Jones

Date: 6/17/2014

Sallie Cox
Sallie Cox, IMHA Secretary