

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - August 19, 2014

The meeting was called to order by President Art Fleet at 7:00 p.m.

Directors present:

Art Fleet (Kerry Downs/Heather Point)

Liz Bishop (Country Club Village)

Jim Alexander (Inverness Green)

Lindsay Mardick (Woodford)

Sallie Cox (Selkirk)

Bobby Boyd (Kirkwall)

Directors absent:

Jan Jones (Adam Brown) Mat Adams (Inverness Point) Vacancy - (Summerwood)

A quorum was present.

Treasurer's Report: Bobby Boyd presented the treasurer's report reflecting income and expenses, and reported that we are in good financial shape, both the neighborhoods and the master. We are tracking to add to reserves at the end of the year. Woodford recently made a large collection of past due dues. Art Fleet mentioned we are trying to increase our reserves due to expected expenses when Greenway construction begins. The treasurer's report was approved without objection.

Motion to approve Treasurer's Report:

Motion: Art Fleet Second: Sallie Cox

Approval of July 16, 2014 Minutes:

Minutes of the last meeting were read and approved without objection.

Motion to approve minutes:

Motion: Bobby Boyd Second: Jim Alexander

Greenway/Parkway repairs –Lindsay Mardick recently contacted Hoover recently after a recent large downpour of rain about continuing erosion. She was told Hoover's fiscal year ends Oct 1 and they hope to have some money allocated repairs.

New Business:

Art Fleet discussed that he wanted to move forward with preparing RFPs to solicit bids for the major contracts coming up for renewal. We want to send out RFPs between now and the next board meeting. This is just to be fiscally responsible and does not indicate any specific dissatisfaction with current contractors.

Motion to issue RFPs for the **management contract** coming up for renewal:

Motion: Art Fleet Second: Sallie Cox

Motion to send out RFPs for **landscaping contract**.

Motion: Art Fleet Second:

Web Site:

The Board wants to improve the web site. Any board members with suggestions need to talk with Art or Lindsay. Lindsay has some suggestions, and we need to decide what we want, how interactive we want the web site to be. We want to be able to edit and make changes and/or updates ourselves. Assistance to homeowners with purchase/sale of real estate is definitely wanted. Jennifer Spivey suggested sending out a blast e-mail soliciting opinions from homeowners about what they would like to see. Art will write the RFP, and responses should go to Art or Lindsay.

Motion to send out RFPs to various webmasters.

Motion: Art Fleet Second:

Summerwood Vacancy:

Jim Shaw was working with Mike Johnson on neighborhood issues and will be taking Mike's place through the end of the year. He is retired and has several years of board experience from 8-9 years ago. Jim was welcomed to the board.

Shelby County Sheriff's Department – Neighborhood Safety

Sheriff-Elect John Samaniego and Capt. Chris George were introduced and spoke about the Sheriff's Department and the Inverness area. Mr. Samaniego was Chris Curry's chief deputy.

He indicated per recent research Inverness is a very safe place to live with only about a dozen incidents in the past six months, none of which were serious. We must be more vigilant and be careful to especially exercise common sense -- lock your cars even in the garage, lock doors and windows, especially at night. Store packages out of sight, never give personal information to someone who calls you on the phone. If you are a victim of crime, always call and report it; if you see something suspicious, call 911.

In about 800 square miles of Shelby County there are about 200,000 people, and approximately 60,000 people in this area. Inverness is like a small city. Of 12 patrol 5 beats are in the Inverness area; every patrol car is equipped with radar. Shelby County is very conservative, and is the first and only Alabama Sheriff's Department to be nationally accredited. We want to make a visit from the Sheriff's Department a regular annual visit.

Coyote Program

Bobby Boyd reported on the Wild Works program and recommended suspending the program and beginning again in the winter when food becomes scarce. IMHA owns the traps and funds are budgeted through the end of this year.

Manager's Report - Three closings took place last month, closings are moving. Boothby will be doing follow up drive inspections tomorrow.

Real Time Alert – Eagle Point currently has a system set up that monitors the Sheriff's Department dispatches. Reports come through an alert system and an individual monitors the reports and determines which alerts get distributed. The program can be customized as desired, and has been very successful in Eagle. Volunteers would be needed to monitor the messages. There would be a cost to set up the system; it is voluntary to receive alerts.

Motion to present a specific proposal at the next board meeting, passed without objection.

Motion: Bobby Boyd Second: Sallie Cox

A new homeowner inquired about arranging for a neighborhood "large item pickup." Scott Corley is a contact at the new provider that may be able to answer the question.

Budgets: Art Fleet reminded the Board to begin preparing budgets for next year.

There being no further business, the meeting adjourned without objection at approximately 8:15 p.m.

Motion to adjourn: Jim Alexander Second: Lindsay Mardick

Date: 9/17/2014

/s/ Sallie Cox