

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - October 21, 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)
Mat Adams (Inverness Point)

Lindsay Mardick (Woodford)
Sallie Cox (Selkirk)
Bobby Boyd (Kirkwall)
Jim Shaw (Summerwood)

Directors absent:

Jan Jones (Adam Brown) (but attending via telephone)

A quorum was present.

Treasurer's Report: Bobby Boyd reported IMHA is in very good financial shape. Directors need to get their neighborhood budgets submitted to Boothby before November. The treasurer's report was approved without objection.

Motion to approve Treasurer's Report:

Motion: Lindsay Mardick Second: Jim Alexander

A Selkirk homeowner is behind on scheduled payments per the agreed upon payment plan. Boothby will send a 10-day demand letter to the homeowner requiring that payments be brought current.

Motion to send a 10-day demand letter or all late charges and fees will apply:

Motion: Liz Bishop Second: Bobby Boyd.

Approval of September 15, 2014 Minutes:

Minutes of the last meeting were approved with one correction, without objection.

Motion to approve minutes:

Motion: Liz Bishop Second: Jim Alexander

Manager's Report:

Inverness sale properties are bringing good prices. Jennifer received 939 Inverness emails during the past month. The drive through inspection originally scheduled for last week will be done tomorrow.

Woodford Update:

Lindsay Mardick reported that trees in Woodford are currently being limbed to raise the canopy in the neighborhood.

Inverness Greenway/Parkway:

Sallie Cox reported funding for repair of the ditch/pipes alongside the Parkway near Country Club Village was postponed from the most recent Hoover City Council meeting but it is still being planned once funding is approved. Last report from the Hoover City Engineer is that engineering plans have been completed, but there is still no tentative begin date for construction.

Town of Adam Brown:

A renter in a home on Old Stone Drive has been reported to be causing problems with other neighbors. Jan Jones is already aware of the situation and will be asked to become involved in efforts to resolve the conflict.

Parkway Improvements:

Art Fleet recommended replacement of a dogwood tree near the Valleydale entrance that recently died and to provide shade for the hydrangeas, at a projected cost of \$420.

Motion to approve replacement and estimated cost:

Motion: Liz Bishop Second: Sallie Cox

The motion passed without objection. Lindsay Mardick abstained.

Water Leak:

The board discussed a newly discovered water leak in need of repair. The proposed work will include installation of plastic PC line and repair and a master valve (with a brass pipe regulator). The work can be done off season.

Motion to approve stated repairs:

Motion: Liz Bishop Second: Mat Adams

The motion pass without objection. Lindsay Mardick abstained.

Overseeding of Parkway:

The landscape contractor will oversee the parkway. There are a number of areas that will need regular watering in order to germinate. It is recommended that we rent a Sunbelt watering truck for a month at an approximate cost of \$1,275.

Motion to approve rental of a watering truck:

Motion: Bobby Boyd Second: Jim Alexander.

The motion passed without objection. Lindsay Mardick abstained.

Neighborhood elections:

Liz Bishop led a discussion on getting volunteers in the neighborhoods for the upcoming elections, and for ACC participation. Several neighborhoods also need increased participation from their residents. When volunteers are identified names need to be submitted to Boothby.

Kerry Downs Neighborhood Event:

Art Fleet reported that Kerry Downs will be hosting a Low Country Boil on November 1 in Tam O'Shanter Circle near Carl Blomstran's house, beginning at 5:30. 11 directors are invited.

2015 Annual Meeting:

Various other potential locations for the annual meeting were investigated after the costs increased at First Christian Church. Pros and cons of the alternate locations were discussed.

Motion to remain at First Christian Church:

Motion: Jim Alexander Second: Liz Bishop

The motion pass without objection.

Management Contract Renewal:

Jennifer Spivey was excused for the remainder of the meeting. The Board discussed recent interviews with the prospective management companies submitting proposals. The Board voted to remain with Boothby for a two-year renewal, with the new contract to include a possible extension based on subsequent Board approval. Art Fleet and Lindsay Mardick will meet with Elbert Boothby to work out a final contract. Board members are asked to review the Boothby proposal again for any additional recommended changes.

There being no further business to come before the Board, the meeting was adjourned.

Motion to adjourn:

Motion: Jim Alexander Second: Lindsay Mardick

Date: 11/30/2014

/s/ Sallie V. Cox

Sallie Cox, IMHA Secretary