

# INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - November 18, 2014

The meeting was called to order by President Art Fleet at 7:04 p.m.

Directors present:

Art Fleet (Kerry Downs/Heather Point)

Liz Bishop (Country Club Village)

Jim Alexander (Inverness Green)

Jan Jones (Adam Brown)

Lindsay Mardick (Woodford)

Sallie Cox (Selkirk)

Bobby Boyd (Kirkwall)

Directors absent:

Jim Shaw (Summerwood)

Mat Adams (Inverness Point)

A quorum was present.

**Treasurer's Report:** Bobby Boyd reported IMHA financials were distributed to the board. We are in good financial shape and finances are well managed. The treasurer's report was approved without objection.

Motion to approve Treasurer's Report:

Motion: Jan Jones Second: Sallie Cox

## **Approval of October 21, 2014 Minutes:**

Minutes of the last meeting were approved without objection.

Motion to approve minutes:

Motion: Jan Jones Second: Jim Alexander

## **Manager's Report:**

Jennifer Spivey reported on several recent home sales and Inverness-related email traffic. Several recorded liens are due to be released as a result of collection efforts. Beginning next month reports will reflect the status of existing liens.

## **Landscape Contract:**

The Board discussed the landscape RFP. Bids were solicited from Wayne's and Vision. The current contractor's bid was significantly lower and the Board voted to renew the current contractor with an option to possibly add an auto-renew option. The motion passed without objection. Lindsay Mardick abstained.

Motion to approve renew with current contractor:

Motion: Art Fleet Second: Jan Jones

## **Landscape Contractor Report:**

The replacement dogwood is going to be installed tomorrow. The recently approved rental water truck will be needed to keep the overseeding moist.

**Meeting of Neighborhoods of North Shelby HOAs:**

Clark Edwards of Meadow Brook has requested that representatives of the large HOAs in North Shelby attend a meeting on Tuesday, December 2<sup>nd</sup> to discuss collaboration among them. Lindsay, Bobby and Art plan to attend the meeting at Remax Southern Homes' office. They could potentially become a significant political voice for North Shelby residents.

**Web Site:**

Lindsay Mardick has a list of several names who the Board may wish to contact to request presentations. Now that the two major contracts have been completed the Board may wish to begin putting together a list of what is desired as far as the web site.

**Garden Club:**

Judy Pemberton spoke about Inverness-wide Christmas decorations, on behalf of the Inverness Garden Club. New decorations were added a couple of years ago; the Garden Club has handled decorating for about 13 years. Volunteers from the neighborhoods are needed to assist with the decoration, which hopefully will be accomplished the day before Thanksgiving. More funds are needed to replenish the depleted fund and add finishing touches. The Board expressed thanks for the Garden Club's hard work every year.

Motion to appropriate \$1,500 from the landscaping fund for Christmas decorations, passed without objection:

Motion: Jan Jones                      Second: Bobby Boyd

**Kerry Downs/Heather Point Low Country Boil:** Art Fleet reported the recent neighborhood social event was successful and very well received. He encouraged other neighborhoods to likewise plan local events.

**Presentation by Summerwood Homeowner:**

A Summerwood homeowner received a violation letter regarding recently-installed edging on his property and discussed with the Board how it came about. The homeowner's termite bonding company required a water runoff situation be addressed immediately in order to renew the bond. The homeowner is absolutely willing to work within the system to find a satisfactory resolution, just needed to do something very quickly and didn't know who to contact. Jennifer will provide ACC information to this homeowner. The Board thanked him for his willingness to cooperate.

**2015 Budget:**

The management company contract is being separated with administrative fees and not as a single line item as before, and will renew as of March 1 rather than end of year 2014. Accordingly it will be necessary to restructure the accounting somewhat, to adjust for these two changes, so that it will not appear that the budget was overspent.

**Signature Homes/Moonglow Update:**

Lindsay Mardick reported that Hoover has elected not to purchase the piece of land set aside by Signature Homes for a potential school. Accordingly Signature Homes plans to build more homes. Some concessions have been made, including a buffer, but it is desirable to get their plans in writing.

**Director Bios/Ballots:**

The original call for candidates indicated no write-in votes would be allowed. However IMHA bylaws specifically allow for write-in votes and the bylaws control. Accordingly ballots/bios will go out by the 12<sup>th</sup> and will be due back by January 5, 2015. This schedule was approved without objection.

Motion to approve proposed balloting schedule:

Motion: Jim Alexander                      Second: Jan Jones

There being no further business to come before the Board, the meeting was adjourned at 8:10 p.m.

Motion to adjourn:

Motion: Sallie Cox    Second: Jim Alexander

Date: January 21, 2015

/s/ Sallie Cox  
Sallie Cox, IMHA Secretary