

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - January 20, 2015

The meeting was called to order by President Art Fleet at 7:02 p.m. A quorum of Directors was present along with a number of homeowners.

Directors present:

Art Fleet (Kerry Downs/Heather Point)

Liz Bishop (Country Club Village)

Jim Alexander (Inverness Green)

Margo Munger (Adam Brown)

Lindsay Mardick (Woodford)

Sallie Cox (Selkirk)

Bobby Boyd (Kirkwall)

Directors absent:

Jim Shaw (Summerwood)

Mat Adams (Inverness Point)

Introduction of 2015 Board - Each board member was introduced and recognized by neighborhood, along with Jennifer Spivey of Boothby Realty. New Adam Brown director Margot Munger was welcomed to the board. Jan Jones was present and was thanked for her 8 years of service.

Election of New Officers - Art Fleet opened nominations for 2015 master association officers.

Sallie Cox nominated Art Fleet for president, seconded by Jim Alexander. There were no other nominations and Art Fleet was reelected.

Lindsay Mardick was nominated for vice president by Art Fleet, seconded by Jim Alexander. There were no other nominations and Lindsay Mardick was reelected.

Art Fleet nominated Bobby Boyd for Treasurer, seconded by Sallie Cox. There were no other nominations and Bobby Boyd was reelected.

Lindsay Mardick nominated Sallie Cox for secretary, seconded by Art Fleet. There were no other nominations and Sallie Cox was reelected.

Approval of November 18, 2014 Minutes:

Motion to approve minutes:

Motion: Jim Alexander

Second: Lindsay Mardick

Minutes of the last meeting were approved.

Wyngate subdivision contribution: Lindsay Mardick reported on ongoing discussions with the Wyngate HOA and receipt of a \$1,500 contribution to IMHA. Wyngate's goal is to make a regular annual contribution. Lindsay also reported on the access gate in the back of Woodford, and agreed to prepare a thank-you acknowledgment to the Wyngate HOA.

Treasurer's Report: Bobby Boyd distributed a financial report to the board. Due to some new collection efforts, among other things, we are in really good financial shape. It is anticipated that we will again add to the reserve.

Motion to approve Treasurer's Report:

Motion: Sallie Cox

Second: Art Fleet

The Treasurer's report was approved as presented.

Inverness Parkway ditch repair - Sallie Cox reported on a recent conversation with the Hoover City engineer. He said the drainage/erosion project was one of four recently approved by the Hoover City Council. Initial drawings were prepared but additional review was needed. There is no estimate on a start date.

Reserve Account: Art Fleet suggested that if the reserve account continues to grow the Board may wish to consider a small dues reduction. A desired \$40,000 reserve has been discussed.

Sewage problems - Art Fleet mentioned unverified reports of sewer problems in Inverness, near Lake Heather, possibly resulting from aged pumping stations, broken pipes, etc. as well as recent insurance policy letters mailed recently by the Birmingham Water Works Board. Lindsay mentioned similar problems in Woodford last spring and delays due to parts on backorder. Liz Bishop offered to contact Hoover since she lives in the Hoover city limits.

Annual meeting - Art Fleet reminded the board of the upcoming annual meeting, February 3 beginning at 7:00 p.m. at First Christian Church, with a projected ending time no later than 8:30.

Trash on the parkway - Sallie Cox reported on tree debris, leaves, branches, etc. being left on the parkway and along Selkirk Drive. Hoover provides debris pickup for residents in the city limits when called. A blast email reminding HOs to call for pickup was recommended.

Coyotes - The board discussed recent incidents of coyote presence. Breeding season begins around February 1 and is expected to be an ongoing problem. Wild Works will continue its work in Inverness, with an increase from \$100 to \$125 per coyote. Jennifer was asked to send out a blast email reminding homeowners of safety tips and recommended precautions.

Inverness Country Club - Stephen Korson, general manager of Inverness Country Club, recently contacted Art Fleet and requested assistance in contacting new residents. Art will get more information to get this implemented. IMHA has a standing committee for this purpose. New homeowners receive a welcome letter and governing documents from the management company.

Board training - Elbert Boothby previously offered to arrange/provide Board training, and Art will see about getting training set up, before a board meeting or maybe a Saturday if there is interest.

Landscape instructions: Jennifer reported it is getting harder to determine what is or is not allowed during inspections per current written instructions and asked the board to consider changing those instructions. She will recirculate the chart to be discussed at a later meeting. Maude will get with Jennifer to review island maintenance in Adam Brown.

Master gardener certification - Peter Northcutt plans to take a master landscaping course offered by the Botanical Gardens, and a community project is needed. He suggested restoration of the waterfall at the foot of the hill; possible installation of a monument marking the entrance to Inverness was also discussed. The current property owner has been unwilling to agree to allow it but might do so if insurance was offered, and at the request of the Botanical Gardens.

Sheriff's Deputies - Art Fleet introduced Shelby County deputies Russell Bedsole and Matt Walker. Sgt. Bedsole thanked the Board on behalf of the Sheriff for being allowed to attend. He reported priorities of new Sheriff Samaniego: school safety, communities partnering with the sheriff's office and progress on drug problems. The job cannot be accomplished alone and they want to get people in the community involved and comfortable with deputies being in the area via attending community events, homeowner association meetings, etc. Art Fleet will contact the Sheriff's Office and extend an invitation to attend the annual meeting. Deputy Bedsole reported on break ins, especially in unlocked cars and an increase in vehicle theft. Interested individuals can sign up for desired notifications via the Sheriff's Department web site and might also want to check its Facebook page and Twitter account.

There being no further business to come before the Board, the meeting was adjourned at approximately 8:07 p.m.

Motion to adjourn:

Motion: Lindsay Mardick Second: Jim Alexander

Date: 3/18/2015

/s/ Sallie Cox

Sallie Cox, IMHA Secretary