

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - March 17, 2015

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)

Margo Munger (Adam Brown)

Jim Shaw - (Summerwood)

Jennifer Spivey (Management company)

Lindsay Mardick (Woodford)

Sallie Cox (Selkirk)

Bobby Boyd (Kirkwall)

Directors absent:

Mat Adams (Inverness Point)

Jim Alexander (Inverness Green)

A quorum was present.

Kirkwall Storm Sewer - Scott Mansfield (3010 Heather Lane) of Kirkwall said a storm sewer area on sewer easement between his property and his neighbor's has settled. He said the storm sewer was originally installed by the developer. Shelby County advised him it's not their responsibility and that he should look to HOA for a solution.

A motion was passed for the IMHA to obtain legal opinion on this matter.

Vinyl Siding in Selkirk – Walter Baker was very concerned about the vinyl siding on homes in Selkirk which is not allowed by the covenants and other covenant issues such as algae on siding, poorly maintained yards, parking of vehicles', etc. He stated he is opposed to vinyl siding, it's against the covenants, violation letters need to be sent, and liens should be placed on homes currently in violation.

Drew Taylor spoke about neighborhood conditions, that he loved the neighborhood when he moved in and wants potential buyers who visit to feel the same. As a realtor he knows many people don't like a HOA but it's important to keep standards up.

Peggy Baker spoke about violation letters, that some letters were going out but were not being followed up on, and fines were not being assessed for violations. She cited some home sales figures compared to recent sales figures and questioned why a small group was allowed to have a meeting to change Selkirk's covenants that wasn't even legal.

Art Fleet responded that Selkirk's covenants have not been changed and variance has not been granted and a letter would be sent to everyone that vinyl siding must be removed or that the house would not be allowed to be sold until the vinyl siding was removed.

Sallie Cox responded that a meeting of Selkirk's ACC committee was held after notice to the committee plus the IMHA president, after receiving legal advice, to discuss a request for vinyl siding. The ACC committee discussed the existence of vinyl siding on many homes in Selkirk along with various other related issues and voted to grant a variance per a specific Selkirk

covenant, if an acceptable plan was submitted by the homeowner, and to consider at a later time whether or not to begin the process of reviewing Selkirk's covenants for possible revision.

Jennifer Spivey discussed recent inspections, things she looked for, saw, watched for, etc.

Margo Munger made a motion to look into this question in more detail, seconded by Bobby Boyd.

The motion passed without objection.

February 2015 meeting minutes

Art Fleet made a motion to accept the annual meeting minutes with correction of Wingate/Wyngate.

Motion: Art Fleet Second: Lindsay Mardick

The motion passed without objection.

Treasurer's Report: Bobby Boyd presented the treasurer's report, reporting that IMHA is in good financial condition, collections are good, IMHA and the neighborhoods have healthy reserves. The treasurer's report was approved without objection.

Motion: Art Fleet Second: Sallie Cox

Inverness Neighborhood Meeting:

Art Fleet reported the Greenway is still somewhat on hold. He suggested arranging a quarterly meeting with other Inverness neighborhood leadership to discuss items that affect all parties. He suggested that IMHA host the first meeting at a cost of \$100-\$200.

Motion to approve neighborhood leadership meeting passed without objection.

Motion: Art Fleet Second Lindsay Mardick.

Allocation/Payment of bills for legal work:

Sallie Cox discussed a recent legal bill dealing with easements for Selkirk's entrance lighting project were paid from the Selkirk reserve rather than the IMHA legal budget.

Art Fleet suggested tabling the matter until another meeting.

Legal Update:

Jennifer Spivey reported no recent update from the collections attorney had been received.

Unpaid Dues Status:

Lindsay Mardick reminded the board that last year a HOA dues procedure had been adopted by the Board that:

Bills will go out in December and dues will become delinquent on January 31.

The annual meeting will be in February and at the March meeting it is anticipated the Board will review/discuss unpaid accounts, any unusual circumstances and/or payment plans that may be in place, and on April 15 place liens. Being consistent will help homeowners know what to expect, and the board can always address issues that come up at any meeting.

The board agreed to maintain a consistent policy and would review the collection list at the April meeting.

Board attorney:

Art Fleet suggested the board continue with current counsel for collections but consider using different counsel for covenant/compliance and similar legal issues. He suggested George Vaughn who has extensive experience in the field and offered to arrange for him to attend the April meeting.

Natural Area Standards:

Various board members discussed the maintenance of natural areas in the neighborhoods, and would be tabled for a future meeting.

There being no further business to come before the board, the meeting was adjourned without objection.

Motion to adjourn: Bobby Boyd Second: Sallie Cox

Date: 4/22/2015

/s/Sallie Cox
Sallie Cox, IMHA Secretary