

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - August 18, 2015

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

Directors present:

Art Fleet (KD/HP)

Bobby Boyd (KIR)

Liz Bishop (CCV)

Sallie Cox (SEL)

Lindsay Mardick (WOO)

Margo Munger (AB)

Lynn Wells (IG)

Directors absent:

Vacancy (SUM)

Mat Adams (IP)

Also attending, Jennifer Spivey of Boothby Realty and a number of homeowners.

A quorum was present.

Approval of June 16, 2015 Minutes: (no meeting in July)

Motion to approve minutes:

Motion: Bobby Boyd Second: Lindsay Mardick

Minutes of the last meeting were approved as submitted.

New Summerwood Director: Joe Clark was welcomed to the board to fill the slot created by Jim Shaw's recent resignation. The Board looks forward to working with Joe.

Approval of June 2015 Financials: IMHA monthly financials were distributed. Bobby Boyd reported IMHA is in sound financial shape, listed operating expenses, funds collected, and delinquent dues/account receivables. IMHA's reserves are expected to increase again this year.

Motion to approve treasurer's report:

Motion: Sallie Cox Second: Lindsay Mardick

Motion to approve treasurer's report was approved without objection.

Kirkwall infrastructure/storm sewer report: Bobby Boyd reported on recent infrastructure problems that have come to light in Kirkwall, including a recent problem with the storm sewer drain on the Inverness Parkway. Sufficient funds to repair Kirkwall's damaged storm sewer (not sanitary sewer) were covered through voluntary contributions since the problem occurred outside the area maintained by the county.

Storm Sewer Pipes Near Country Club Village: Art Fleet reported on the pipes stored along the Inverness Parkway. These are to be installed in the gaping ditch immediately behind Country Club Village, which will then be covered up. Once work begins it will take about 4 weeks.

Planning and Zoning Committee Meeting - August 3, 2015: Art Fleet, Sallie Cox and Lindsay Mardick attended the Planning Commission meeting to consider approval of a new

apartment complex on Highway 119 near Greystone, with about 379 units proposed on approximately 30 acres. The Planning Commission denied the proposal but it could still be approved if the developer chooses to annex the property into Birmingham city limits.

Speed Reader Signs - Bobby Boyd spoke about investigation into purchasing speed reader signs to monitor speeding in Inverness. At various times the possibility of adding stop signs or speed breakers has been investigated. The Sheriff's Department has a portable sign that was recently moved from Kirkwall to Brook Highland. The sign was very effective and can be programmed to send information to the Sheriff's Office. The cost to purchase a sign to dedicate to Inverness is \$3,100 per sign, plus two batteries for each sign at a cost of \$500 each. The only way these signs would be affordable is for IMHA to share the cost, maybe purchase several to be rotated among the neighborhoods.

Another option is a camera technology system that has been very popular and effective for HOAs, municipalities, utilities, colleges and other groups. The system can also transmit information directly to first responders as a crime deterrent and would be owned by private individuals or IMHA, to be located on private property at a modest monthly cost. James Bishop has familiarity with this process, possible community grants, etc. through his job and will put together a proposal and additional details.

Inverness Greenway Plans - Lindsay Mardick recently obtained a current set of engineering plans for the Greenway. Art Fleet reproduced the plans and distributed sets among the neighborhoods. There is no announced construction begin date. IMHA will try to arrange a presentation by the governmental entities to answer questions, provide information, etc.

Inverness Parkway Enhancement - IMHA's landscape contractor was asked to prepare an estimate for parkway enhancement. The current proposal is to replace thinning Bermuda sod with Z-52/Myers sod, i.e. remove and replace the dying sod and install 125 three-gallon shrubs (oakleaf and limelight hydrangeas, azaleas, adagio grass and ruby loropetalum) at the Valleydale entrance, extending up to Kerry Downs Road. Efforts may be made to extend sprinkler systems. The general plan is to be an ongoing project up and down the Parkway area maintained by IMHA using budgeted parkway enhancement funds.

Motion to move forward with proposed enhancements:

Motion: Art Fleet Second: Bobby Boyd

Motion was approved without objection. Lindsay Mardick abstained.

Unresolved violations/missing documentation:

It is very important to maintain completely accurate records to document issues for future reference. We don't always have the required paperwork to sustain assessments or other action. We need to uniformly adhere to established procedures and properly document decisions.

Leadership Conference: There is an upcoming CAI leadership/training conference that has been suggested for new board members.

Motion to reimburse expenses for board members wishing to attend the training:

Motion: Art Fleet Second: Bobby Boyd

IMHA Web site: The web site is embarrassingly out of date. Meeting notices and agendas need to be posted regularly, and the site just improved in general. We need to do a better job of keeping homeowners informed about board meetings and neighborhood news. Sallie Cox will form a committee to meet within the next month to determine what is wanted and go from there. It is up to IMHA to take an active role in improving and then maintaining the web site. Committee members will include [at least] Liz Bishop, Lindsay Mardick, Margo Munger, Peter Northcott and Terry James.

Legal Update: There is no report from legal counsel.

There being no further business to come before the board, the meeting was adjourned at approximately 8:13 p.m.

Motion to adjourn: Lindsay Mardick Second: Bobby Boyd

Date: 10/21/2015

/s/ Sallie Cox

Sallie Cox, IMHA Secretary