

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - October 20, 2015

The meeting was called to order by President Art Fleet at 7:00 p.m. A quorum of Directors was present, along with a number of homeowners. Also attending Jennifer Spivey representing Boothby Realty (management company).

Directors present:

Art Fleet (Kerry Downs/Heather Point)
Liz Bishop (Country Club Village)
Sallie Cox (Selkirk)
Joe Clark (Summerwood)

Lindsay Mardick (Woodford)
Margo Munger (Adam Brown)
Bobby Boyd (Kirkwall)
Lynne Wells (Inverness Green)

Directors absent:

Mat Adams (Inverness Point)

Approval of August 18, 2015 Minutes: [No September meeting due to lack of quorum]

Motion to approve minutes:

Motion: Joe Clark

Second: Bobby Boyd

Minutes of the August 18, 2015 meeting were approved as submitted.

Treasurer's Report:

Bobby Boyd discussed current month's financials, IMHA is in good shape. Expenses through September are right at \$90,000 with estimated future expenses through the end of the year \$30,000. We will likely add to reserves again. Neighborhood budgets are due in November, with the master assessment likely to remain at \$154 per unit. Past due accounts have improved over prior years.

Motion to approve Treasurer's Report:

Motion: Sallie Cox

Second: Liz Bishop

The Treasurer's report was approved as presented.

Long Term Parkway Landscape Plans:

Art Fleet discussed projected future parkway improvements. It's a long-term process, to be accomplished in phases. The current goal is to continue improvements down the golf course side of the Parkway and come back up the opposite side, after the Greenway goes in.

OLD BUSINESS:

RFP for Web site:

A committee of volunteers met recently to compile a list of desired improvements and/or additions, to be incorporated into a cumulative RFP which will then be sent out for competitive bids. Suggestions include making the web site interactive, adding useful links, anything that can be done to showcase the Inverness community.

A lengthy discussion ensued by a homeowner who felt the board should continue to use only the current web site and available software/features/capabilities and not seek competitive bids.

NEW BUSINESS:

Christmas Decorations:

President Art Fleet recognized Judy Pemberton, President of Gardens of Inverness Garden Club, regarding IMHA Christmas decorations. Judy indicated work was needed on decorations for various neighborhood monuments. The garden club is planning to complete needed work on November 19 and 20 in the Hoover Fire Station meeting room, with decorations to go up November 21. Each director is asked to identify a representative(s) for this purpose and to let Judy know who is storing decorations. The club has used most of the previously-provided funds. Volunteers are needed from each neighborhood to hang decorations.

Motion to donate \$500 to the Gardens of Inverness Garden Club to replenish funds for Christmas decoration refurbishment.

Motion: Bobby Boyd

Second: Joe Clark

The motion passed without objection.

Security System Signs:

Art Fleet reported a question has arisen with regard to security system signs (i.e. *This property is protected by ABC Company*). A complaint has been made by a homeowner with concerns about location and size of such signs. The homeowner feels such signs are prohibited by covenants. A discussion ensued about various aspects of security signs (including invisible fence signs), crime deterrence or lack of deterrence, lack of existing parameters re: size and location of such signs, insurance advantages to homeowners, increasing numbers of displayed signs, do the signs constitute advertising, whether to grandfather existing signs.

Two board members will survey Inverness to identify the scope of signs and report findings. When the extent of any problem has been quantified the issue will be addressed as needed.

2016 IMHA Budget:

The board discussed the proposed budget. Numbers included for the management contract did not appear to add up correctly. Jennifer will correct the numbers for any math errors and redistribute to the board via email. A projected fee of \$3,500 - \$5,000 for web site redesign was not budgeted because no web site decision has been made. If needed any fees could be taken from the reserve.

Coyote Program:

The volume of coyote sightings appears to have decreased in Inverness although they are being seen in neighboring subdivisions, for example, Altadena. Bobby Boyd suggested further consideration be given to the coyote issue and that the Board discuss it again at a future meeting.

2016 Annual Meeting:

The board discussed prospective dates for the 2016 annual meeting, to be held as usual at First Christian Church on Valleydale. First choice, February 16, 2016, second choice, February 9. Jennifer Spivey will contact the church for availability/reservations.

Inverness Greenway:

Art Fleet reported the last best information on the greenway is no change in status, they are still in the process of negotiating equipment easements. The parkway opposite the recent ditch work at Country Club Village needs repair where construction vehicles and pipes were stored and the grass was killed. There is no irrigation there and it is desirable that the grass be repaired.

Motion to Adjourn:

There being no further business to come before the Board, the meeting was adjourned at approximately 8:24 p.m.

Motion: Lindsay Mardick

Second: Bobby Boyd

The motion passed without objection.

Date: 11/18/2015

/s/ Sallie Cox

Sallie Cox, IMHA Secretary