

# *Inverness Homeowners Association*

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## Minutes from the Board Meeting December 5, 2019

The 2019 Inverness Homeowners Association (HOA) Board met at 6:00, Thursday, December 5 at President Dave Hemphill's home. Attendees were Dave, Jerry Mintz, Rock Penfold, Tim Fox, Bobby Cooley, and Mike Krieger. Absent were Kent Nesvik, Monica Moore, and Brett Aldridge.

Dave called the meeting to discuss HOA dues for 2020 and the draft newsletter announcing the annual HOA meeting scheduled for Tuesday, January 14, 2020.

Based on the need to replenish the HOA treasury after significant 2019 expenditures for entrance signs replacement and landscaping renovations, an increase in dues was proposed. In accordance with its authority under the Inverness covenants, the Board approved an increase in 2020 dues to \$111. This amount is still a fraction of the dues paid by members of most HOAs. This is possible because the HOA is managed by an all-volunteer Board with all administrative functions and even many maintenance tasks performed by the Board or other HOA members.

Discussion of Dave's draft newsletter centered on two main items; first, the need to provide members information on all the costs related to operating the HOA, and second, the philosophy and process for enforcing the covenants. Detailed cost information is provided via Treasurer Jerry Mintz's ledger of all the prior year's transactions. Covenant enforcement is based primarily on complaints received from residents and/or observations by Board members.

Dave advised he would incorporate the discussion into the newsletter and forward it to Board members for further review and comment prior to sending it to all HOA members in late December.

The meeting adjourned at about 7:00.