

Inverness Homeowners' Association

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Minutes from the Board Meeting

June 30, 2021

The Inverness HOA BOD met at 8:00 am at Dave Hemphill's front porch. The agenda for the meeting included:

1. A request from a resident for increased enforcement of the Covenants
2. At the conclusion of the meeting, the 4th of July Flags would be installed.

In attendance: Bobby Cooley, Monica Moore, Kent Nesvik, Dennis Seaman, Rock Penfold, and Dave Hemphill.

The discussion for increased enforcement centered on three issues: Cars parked on street at night (Covenant No. 10), the quality of lawns (Covenant No. 25) and the placement of garbage cans (Covenant No. 17)

There was much back and forth about making a change in what homeowners are currently doing, about the strength of the wording of Covenant No. 10, and the difference between an occasional car on the street or a perpetual car parked every night, and the difficulty of volunteers enforcing the covenants versus the hiring of a management company (expensive – would require at least a doubling of dues).

We continued the discussion about how to make the change. The conclusion was:

- a. Send out a summer newsletter detailing the change in enforcement
- b. Send specific letters to violators advising them of their status
- c. Send a second warning letter
- d. If items 1 – 3 are ineffective at making change, begin the process of issuing fines, backed up by filing liens. We hope this final requirement is unnecessary.

The meeting adjourned at 8:40.