

# Inverness Homeowners' Association

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## 2020 Inverness Homeowners Association Annual Meeting

The 2020 Inverness Homeowners Association (HOA) annual meeting was held Tuesday, January 14, at A.K Suter Elementary School. After a few minutes to “meet and greet” neighbors, in the absence of HOA President Dave Hemphill, Board member Tim Fox called the meeting to order at 7:15. Approximately 30 residents were in attendance, limited by ongoing stormy weather.

The first order of business was a self-introduction by the current Board members and residents in attendance.

The next topic of discussion was the major improvements made in 2019, particularly the new entrance signs and landscaping. Comments regarding these were uniformly favorable. The Board noted that further improvements would again be a focus for 2020. Several suggestions mentioned enhancing the visibility of “Lake Inverness” by clearing some of the smaller trees and brush.

The prior year’s discussion regarding potential threats of development of the adjacent city property on Summit Blvd was touched on, primarily to advise that current surveying activity in that area was merely related to ECUA updating its airport infrastructure information, not to any known future development. This property has historically been a safety zone for the airport, but this is no longer the case. The new city fire station on Summit is operational. Last year’s concern regarding the possibility of a new city soccer complex in that area is gone as the city has started construction of the complex at the YMCA/Hitzman-Optimist Park property on Langley Ave.

The on-going issue of speed control within the subdivision was brought up. It was noted that the city has become more proactive on speed control in general with the temporary speed monitoring devices recently stationed on Firestone Blvd and Summit. Perhaps placement in Inverness can happen soon. The alternative of stop signs at strategic locations was again brought up. Previous discussions with city staff regarding stop signs for speed control has been unproductive, but another try might be in order. Current placement of the relatively few existing stop signs, if anything, make the problem streets (Inverness, Oxford, and Semoran) more thoroughfares.

A question regarding sidewalk maintenance was raised, particularly with respect to slippery mold/mildew. While the city has made some efforts to repair uneven sections, recurring maintenance like cleaning and overhead tree trimming are a homeowner responsibility. Additional requirements for repairs can be identified to the city by calling their 311 number.

Treasurer Jerry Mintz gave a summary of the HOA financial status. While current balances are healthy, the Board had previously voted to slightly increase 2020 dues in order to continue making improvements like in 2019. Tree trimming along Bayou and at the Inverness entrance are a definite need. Also, the “day of reckoning” regarding a major investment in the entrance fences cannot be put off forever. The Board hopes this can eventually be accomplished through savings vice a significant special assessment like other subdivisions have experienced.

In the annual drawing for a refund among those who have already paid their 2020 HOA dues, the winner was Dan Rowe (unbelievably, a repeat of last year!)

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The need for a revision to the Inverness covenants, now over 30 years old, was raised. Several drafts of a revision have been attempted in the past, but the need to complete this is recognized by the Board. When updated and approved, individual homeowners can elect to be governed by the existing covenants or the revision, but as properties turn over, all new owners will be covered by the revised covenants. This evolution will eventually phase out the original/current version.

Prior to concluding the meeting, the election of the Board for the new year was held. Current members Dave Hemphill, Jerry Mintz, Kent Nesvik, Monica Moore, Tim Fox, Rock Penfold, Bobby Cooley, Brett Aldridge and Mike Krieger have agreed to return if desired. Attendees Gene Klos and Fran Parrish also volunteered to serve. This Board received HOA approval.

The annual meeting concluded at approximately 8:15.

Following the annual meeting, the attendees on the new Board met briefly. With election of officers, Dave Hemphill will remain President; Kent Nesvik, Vice-President and Architectural Committee; Jerry Mintz, Treasurer; and Mike Krieger, Secretary.