

INVERNESS VILLAGE HOMEOWNERS ASSOCIATION
VILLAGE MEETING
Monday, June 7, 2021
Community Center
7:00 p.m.

Minutes

In attendance: Boyd Mackleer, Ed Isselmann, Marilyn Foley, Rich Hammock, Penny Zimmerman

- I. Meeting called to Order** - President, Boyd Mackleer at 7:00 pm
- II. Introductions of Council members and new residents**
- III. Election Results –**
 - Rich Hammock (768) and Penny Zimmerman (729) each elected for a 2-year term.
 - Ed Isselmann expressed appreciation to Bob Cella for his service as treasurer over the last year.
- IV. President's Report** - President, Boyd Mackleer (Master Association)
 - Expansion of community center and sports complex approved at a cost of \$85,000. Now moving forward with architects.
- V. Committee Reports**
 - Ed Isselmann encouraged everyone to consider volunteering for a committee. All committees can use additional help.
 - A. Treasurer's Report – Rich Hammock**
 - All information as of April 30, 2021
 - Operating budget running on budget at this point in the year.
 - April's balance sheet available for anyone interested. May's balance sheet will be sent out when available.
 - B. Landscape Committee – Barb Crispin**
 - Both Barb and head of Hershey's Mill Landscape Division new this year. Last year landscape work was minimal due to COVID and transition of leadership.
 - Plan in place to "catch up" and for addressing aging and damaged arborvitae.
 - Anyone wishing to make changes to their landscaping or change out shrubs to contact Barb for request forms. All plans need to be approved by Landscape Committee.
 - C. Maintenance Committee – Carl Griffin**
 - All requests for exterior maintenance should be sent to CSK. CSK will contact Village Council and Carl. Carl will review and determine priority of repair.
 - We have known issues with deteriorating siding, gutters, drainage, moss on roofs, pebble board, etc.
 - Request to be patient unless issue is urgent while we finalize plans to address village wide.
 - D. Architecture Committee**
 - Ed thanked Wilbur Amand for his contributions as chair over the past year. Becky Green has

been named as new chair.

- All requests for changes to the exterior of your home need to be submitted to the Architecture Committee. Please use the appropriate form. The Architecture Committee will review and make a recommendation to the Council for approval.

VI. Engineering Consultant Report

- Enlisted the services of Bustamonte Engineering, recommended by several other villages and CSK, to perform a reserve fund analysis.
- This analysis covered 5 areas: roadways, walkways, storm water management, retaining walls, roofs/gutters/downspouts and siding.
- They also proposed 3 options for funding.
- A summary of their findings and funding options can be found in the attached ppt document.
- Gutters – gutters are currently cleaned 2x/year but downspouts are not addressed. We are considering cleaning downspouts on a less frequent but regular basis.
- Siding – currently doing emergency repairs only with cement board. Both cement board and vinyl are options for replacement.
- Other villages have faced similar issues – costs ranged from \$10,000- \$30,000 per unit
 - Springton (siding, roofs, paving) – one special assessment
 - Robynwood (siding, roofs) – special assessments over 3 years
 - Jefferson (vinyl siding) – one special assessment
 - Brighton – combination of special assessment and loan
 - Yardley – special assessment

VIII. Question & Answer

- Slides and transparency of information shared were appreciated.
- Need better communication back to residents regarding status of maintenance requests submitted to CSK. Contractors also need to communicate when work has been completed for purposes of notifying residents and paying invoices.
- Garage door emergency release lock issue still not resolved.
- Cement board vs. vinyl siding – pros and cons to both. Will obtain estimates for vinyl. If we go with vinyl, will most likely have to remove all cement board used in recent patching.
- Urgency regarding decision making on capital projects and a timeline. Request to limit repairs to emergencies only and address all other issues as part of project.
- Chimney interiors were not included in the reserve study.
- Need for project management. Bustamonte provides Request for Proposals, bid review and project management services. We are exploring the use of these services.
- Recommendation to check with other villages for referrals on contractors.
- Pros and cons of different funding options expressed. All options will be considered.
- How will decisions be made? Will residents have an opportunity to vote? Currently encouraging anyone with expertise or recommendations to share. Please get in touch with a Council member. Would like to establish an advisory committee.

VIII. Meeting adjourned at 8:45 pm

Respectfully submitted,
Penny Zimmerman, Secretary