

**INVERNESS VILLAGE HOMEOWNERS ASSOCIATION  
OPEN VILLAGE MEETING  
Thursday, DECEMBER 1, 2022  
Community Center  
7:00pm**

**Minutes**

In attendance: Village Council: Ed Isselmann (President), Marilyn Foley, Richard Hammock, Penny Zimmerman, Terry Marran.  
Inverness Homeowners

**I. Welcome – Ed Isselmann**

Called to order at 7:00

Council members and new residents introduced themselves

Change to the deductible impact the Declarations, Covenants and Easements which requires a two-thirds vote of all homeowners. We will have an opportunity to discuss this before September of 2023.

**II. Treasurer's Report – Rich Hammock**

Reserve fund is \$359,000 as of the end of October.

Increase in fees is a 9.7% increase over 2022; the quarterly fee will be \$2,194.

Rich went through the budget line by line, explained the 25% increase in Insurance.

General maintenance for 2023 is reduced by 50% because of the siding project.

Gutter cleaning was done twice in 2022, which is why the expense is higher.

Comment: the downspouts get clogged, impact the drainage.

Comment: Dave suggested that Braulio clean out the downspouts as the house is worked. MANY homeowners felt that this was an issue at their house.

Lint Doctor – Dryer vents won't be done next year

Landscaping and Trash Removal – contracts provided for a Fuel surcharge.

"Landscaping" vs. "Miscellaneous Landscaping" – "Landscaping" is the regular mowing, and contracted weed treatments; "Miscellaneous Landscaping" is the budget for the Landscaping Committee and includes additional services such as pruning, shrub removal and replanting.

Foundation/Regrading: new project beginning this year to remove vinca or pachysandra ground cover; then regrading will need to be done to direct rainwater away from the house.

Grading and Drainage: needed to address water issues

Capital Funding: this has most opportunity for discretion, so that we can build up a fund, with the goal of having future projects done without a special assessment.

Operating budget deficit is being paid down, and is almost eliminated as of the end of October; it will likely go up again by year end as expenses already incurred are paid and hit the books.

Is it possible to reduce the capital fund? No. The objective is to increase it to cover major needed repairs.

Will the capital fund cover the roofing? No. It may cover part of it.

Special assessments in the next five years? Yes, probably for roofs. Possibly for walkways and roads.

Dave: decisions now will put us in a good position for the future. Using Hardie board and painting instead of siding saved us.

Judy Klanderman: can that policy be put in writing so that as Council changes, the policy is maintained.

Discussion about a long-range planning committee....

Mary Schreiner: CSK has not served us well. A long-range planning committee very important.

### **III. Committee Reports**

In general, **requests for attention**, whether for Architecture, Landscaping, or Maintenance, **should start with a request to CSK.**

#### **A. Architectural – Becky Green, Chair**

Becky thanked the committee members: Barbara Atmore, Mary Cairns, Judy Klanderman, Jim Aubry, and David Baker.

Revised Rules and Regulations, still in progress: changes to front doors, colors.

Smart Locks are not allowed so that Security can have access to homes in emergencies. Screening for propane tanks. Future orientations for electric cars.

Awning samples for the new colors.

Question about solar panels: these would have to be an HOA initiative.

#### **B. Decorations – Barbara Harvey, Chair**

Acknowledged participants, fall decorations were good; holiday decorations are well underway; still planning for the holidays in the spring.

#### **C. Landscape – Barbara Crispin, Chair**

Acknowledged participants. Planners are welcome on the committee. Removed a number of dead, diseased trees. Fall planting instead of spring. Bald spots of grass in front lawns due to the mowers. Front yard aeration and seeding accomplished this year. Clipper Brigade beautify the community by removing dead limbs, trimmings. Barbara wants to find a new landscaping contractor; HMLD is aware of our dissatisfaction.

If there are bald spots of grass caused by mowers, let Barbara know.

Eventually invasive ground covers will be removed and replaced, starting with houses with water problems. Butterfly/pollinator gardens will be considered over the course of time.

#### **D. Maintenance – Carl Griffin, Chair**

Number of requests has been reduced because of the siding project. Woodpecker holes will be patched with wood putty until the siding project gets to that house.

Drainage problems in 762 and 780. Nancy Schwab asked for attention to the water behind her house. Judy Nestel raised an ongoing issue with her garage door opener.

#### **E. New Neighbors - no report**

#### **F. Social— Jim for Pat Aubrey, Chair**

Thanks to the members. Bev Cella: Holiday gala: 12/10. New theme, new menu. Deadline extended to Saturday afternoon, 12/3.

#### **G. Zone Delivery – Eileen Isselmann – no report**

**IV. Siding Report – Sam Crispin and Dave DeNight**

Project started four months ago. Reconstruction is complete on a quarter of the homes; 3 more in progress; 17 homes already painted. Braulio has pointed out some very weak decks, and electrical issues that were very serious. Dave and Bruce Yeager have been fantastic! Sam and Dave have a punch list of items on the first 24 hours that will be addressed.

During the cold weather, building, and in particular painting, will be put on hold. (Braulio's team will take a break during the cold months, painting can't be done in cold weather anyway.) As soon as the temperatures moderate, Braulio's men will resume work. Once the remaining houses are completed, we'll probably need no maintenance for 7-9 years; Sam and Dave will review the houses in ~2 years, and recommend interim repairs as needed.

Ed: Council can make recommendations about painting windows, colors; more selection in colors of doors.

**V. Questions and Answers**

**VI. Adjournment** Meeting was adjourned at 8:50pm

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Terry Marran". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Terry Marran  
Secretary