

**INVERNESS VILLAGE HOMEOWNERS ASSOCIATION
OPEN VILLAGE MEETING
And ELECTIONS
Wednesday, JUNE 14, 2023
Community Center
7:00pm**

Minutes

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

I. Welcome – Ed Isselmann

The meeting was called to order at 7:00

Ed welcomed attendees, gave a brief outline of the agenda, including

- Treasurer's report
- Election
- Ballot initiatives
- Siding project update
- Committees
- Thank you
- Questions and Answers

II. Election

Since incumbents Richard Hammock and Penny Zimmerman were running unopposed, Ed asked for a motion from the floor to confirm their election. Pat Phillips made the motion, seconded by Cheryl Sherderfer.

III. Treasurer's Report – Rich Hammock

Richard used the copies of the May balance sheet and income and expense reports, provided monthly by CSK, and explained significant line items. [While the reports (slides 6-8) were difficult to read on the screen, they were included in the slide presentation emailed to homeowners on June 15.] Expenses through May are under budgeted expectations, and Richard commented on the Landscaping, Maintenance, and Snow Removal line items in particular. He also noted that the fees paid to the Master Association and the money allocated to Replacement Reserves are the two biggest items and together amount to about 55% of our total expenses.

The Replacement Reserve fund is \$479,474 as of the end of May.

IV. Ballot Initiatives

The governing documents, Covenants and Easements, stipulate that changes require a 67% vote by the owners, which, for 97 units, means 65 homeowners. This requirement applies to both ballot questions. Then the Amendments to the Covenants and Easements need to be signed, notarized, and recorded at the Courthouse. It is Council's hope to be able to record both changes at the same

time, and that depends on having 65 homeowners vote.

In addition to the homeowners who turned in their ballots at the meeting, we will reach out to those who have not yet submitted a ballot, so that we get to the required 65 homeowners by the end of the month and can therefore take care of the administrative work on both issues at the same time.

A. Allowing Council to Increase the Insurance Deductible without a vote, but not beyond \$15,000.

The deductible is currently \$7,500, which has not changed since the Village was established in 1985. Given the increase in the property values and the cost of repairs over the years, it has been recommended that when our insurance policy is renewed in September, the deductible be raised to \$10,000. Note that the ballot does not say that the increase will go to \$15,000 at this time; rather, that it cannot go *above* \$15,000.

B. Starting with the 2024 elections, a Council member may serve no more than three consecutive two-year terms; then he must step down for at least one year. In exigent circumstances, if no other candidate will run for Council, the Council member whose term is expiring can be re-elected for another year.

Two Council members are elected in the odd years; Penny and Rich were just elected for two-year terms. Three Council members are elected in the even years, Ed, Marilyn and Terry were elected in 2022 and their terms will expire next year. We feel it is important to get more people involved in the management of village affairs, to encourage fresh ideas and perspectives, and we don't want to have all new Council members at once. We also recognize that Council members may choose not to run for three terms, and the fact that a member does run for a second or a third term does not necessarily mean he will get elected again. We want to see other people in the village step forward and participate in the work of the village, because we recognize that we have a lot of talented people in this community.

V. Siding Project – Report by Dave DeNight

Construction is completed for two thirds of the village. Painting is over half-way completed, so we're ahead of schedule at this point, and as of today we are on budget. Weather permitting, we'll continue to move forward. Dave remarked that we're seeing revitalization, a newness to our village that we can take pride in. Dave has made it a point to put letters in the mailboxes of residents whose homes are about to be worked on. Currently, construction is underway in the area beyond the flagpole [739-753], and will then proceed to the last cul-de-sac [715-738]. Painting, of course, is somewhat behind the construction, and will be applied in two coats allowing time for the paint to dry between coats. Dave invited questions to be directed to him, and he is maintaining a punch list of items to be repaired or repainted.

The front doors will be done after the completion of the siding project, as a separate undertaking, at the expense of the village. Ed also explained that painting the window frames is the responsibility of the homeowner, and the color is to be decided by the Architecture Committee. Dave fielded other questions as well.

VI. Committees

Ed invited committee members to stand, and thanked them and their chairs:

Architecture- Mary Cairns
Decorations – Barbara Harvey
Landscaping – Barbara Crispin
Maintenance – Carl Griffin
Social – Jim and Pat Aubry
Sunshine Squad – Dodie Galbusera
Zone Delivery – Eileen Isselmann
Inverness “I” – Jim Aubry

Founders of the Inverness “I”, George and Barbara Colby, were thanked for their fifteen years of service to the Village by maintaining this valuable community resource. The newsletter started with only a few pages, and for years has been a twelve-page quarterly which provides not only information about new residents, but a wide variety of articles and useful information. The Colbys were given a gift certificate and the enthusiastic thanks of the attendees.

VII. Questions and Answers

Ed confirmed that all homeowners present had given their ballots to Janet Burgess, and said that we would reach out to those homeowners who had not provided one.

Jim Aubry reminded us again of the speed limit in the village, which is often ignored and presents a serious risk to those backing out of their garages, especially for those who live between the entrance to the village and the speed bump.

Ed agreed that this had been discussed at a recent Council meeting, and is a real safety issue, for which Marc Fraser has been asked to provide suggested solutions.

Ed commented that the new access system at the East Gate is currently working (finally).

VIII. Adjournment

The meeting was adjourned at 8:35pm

Respectfully submitted,

A handwritten signature in cursive script, reading "Terry Marran". The signature is fluid and elegant, with a long, sweeping underline.

Terry Marran
Secretary