

**INVERNESS VILLAGE HOMEOWNERS ASSOCIATION
OPEN VILLAGE MEETING
Wednesday, May 29, 2024
Community Center
6:00pm**

Minutes

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

I. Welcome – Ed Isselmann

Called to order at 6:00

This year's house sales in Hershey's Mill are on a par with other recent years, which contribute to the amenities we enjoy.

II. Council Elections

Ed Isselmann and Terry Marran are running for election again; Marilyn Foley is not running for reelection. Bruce Cook, who moved here in November, also volunteered to serve. Janet confirmed that there were enough homeowners present to constitute a quorum. With three candidates for the three open positions, Ed asked for a motion from the floor to elect himself, Terry, and Bruce by acclamation.

Barbara Crispin made the motion, Janet Emanuel seconded, and all voted in favor.

III. Treasurer's Report – Marilyn Foley on behalf of Rich Hammock

Marilyn presented the Balance Sheet and the Income Statement, which details budget and actual items for the current month and year-to-date (through April); this shows a variance about \$21,000 favorable, largely a timing issue. The detail will be emailed in the presentation with the minutes. A question was raised about the reserve fund and the financial institutions where it is invested; these are detailed on the balance sheet. Ed noted that we selected financial institutions for the best interest rates from among those which deal with HOAs.

IV. New Neighbors

Sharon Mauer and Lance and Ginny Parry were welcomed.

The Parrys will move in to #724.

Sharon Mauer will move in to #744.

V. Siding Project

Dodie Galbusera's house is the last house to be done. The painting of the remaining houses will begin next week (first week in June), followed by some finish work on garages and railings. The original plan was to have everything completed by June 30, and if the weather cooperates, we will come in well under that. Sam Crispin was a leader at the beginning of the project, and Dave DeNight has continued, persevering with daily attention; enthusiastic applause to thank both of them.

VI. Committee Reports

In general, **requests for attention**, whether for Architecture, Landscaping, or Maintenance, **should start with a request to CSK**; forms are in the recently-delivered Rules and Regulations. CSK forwards requests to the appropriate committee chair.

A. Architectural – Mary Cairns, Chair

Mary advised that the Village is not covering the painting of screen/storm doors, which require special attention, preferably a roller. Penny said that painting newer screen/storm doors may void the warranty. (Many residents have already selected the color they would like to have for their front doors.)

Ed emphasized that going forward, the painting of the front door is the homeowner's responsibility; the fact that the Village is covering the cost now is a one-time offer. Terry commented that some people who have chosen to have the blue color for their doors may not have realized that the screen/storm doors were not included, and suggested that they may want to re-think their selection.

Brief discussion about the availability of storm doors in various colors, which varies by vendor.

Mary also noted that any exterior changes must be approved by the Architecture committee; forms are included at the end of the Rules and Regulations document. She also invited volunteers to join the committee.

A question was raised about painting the railings, and Ed replied that they will be done as part of the siding project.

B. Decorations – Barbara Harvey, Chair

Barbara said that the Armed Services flags will stay up through July 4th, and the committee looks forward to the fall decorations. She thanked Marilyn for her encouragement.

C. Maintenance – Carl Griffin, Chair

Carl was not present. Ed thanked him for his work on many projects: -- gutters, steps, etc.

D. Landscape – Barbara Crispin, Chair

Barbara introduced the members of the committee. She mentioned several projects underway (discrete locations, not large sections of the village), and invited other interested residents to join the committee.

E. Welcoming – Pat Aubry

Pat said that she will welcome our new neighbors and interview them for a profile in the Inverness I.

F. Social -- Bev Cella and Mary Schreiner

Both co-chairs were absent. Ed thanked them and the committee members for the recent successful wine and cheese party, and mentioned the chili supper, the lunches, and the other enjoyable events that the members of the committee arrange.

G. Sunshine – Dodie Galbusera

Dodie asked that residents keep her informed about neighbors who, for various reasons, may need some "sunshine," a small treat, card, flowers....

H. Zone Delivery – Eileen Isselmann

Eileen said that they will be delivering the Inverness “I” in July, and a new directory. Additional members are welcome, for “the annex” (782-788) and for substitutes.

I. Long Range Planning –

Still recruiting for members to consider future village needs, as the siding project is close to completion: what should we be looking at next?

VII. Yellow Dot + Program

The Master Association is promoting this program, with about 800 residents now participating.

Bruce Cook, MD, encouraged participation. He explained that in an emergency situation paramedics and other medical personnel need quick access to a patient’s medical conditions. The Yellow Dot program includes a sheet of medical information in an envelope on the refrigerator; a similar sheet in a folder in the glove compartment of the car; and ICE (In Case of Emergency) information on cellphones. Directions for all three components are included in the envelope distributed at the meeting (or to be distributed to those residents who did not attend the meeting). The program is completely voluntary, but strongly recommended.

Ed made it a point to thank the residents whose work on the committees makes Inverness such a pleasant community to live in.

VIII. Rules and Regulations – Penny Zimmerman

Penny described the work in revising the R&R, to make them more relevant, and to emphasize consideration for our neighbors, and to offer more flexibility. Council recognizes that with this edition, even after all our efforts, there will be something in the new R&R that will not please everyone. (She acknowledged the formatting work that I did after the decisions were made.) Penny said that there will be a series of educational emails, section by section. She asked that homeowners read through the document and make sure that each of us is complying with them. Council doesn’t want to be the “R&R police” and both compliance and enforcement should be expected.

IX. Village Communications – Terry Marran

At least eleven years ago, on my own, I put together an email distribution list for something – I don’t remember what – that I felt should be communicated to the Village; I’ve kept that list up to date, updating it from the Directory that Mary Lou Perry maintains. Often, the emails have the subject line “Sad News,” when a neighbor in the village has died. Recently, Ed and I – separately and independently – realized that our village communications should be wider than “Sad News.” We recognize that CSK is responsible for property management, but we see the role of Council as community engagement, more personal than maintenance issues. I’m happy to send emails to notify the community about events like welcoming new neighbors, saying farewell to those who are moving, and other events that we’d like to know about. Please let me know about events that should be shared.

Ed added that the profiles of new residents are presented in the Inverness I, which is also a wonderful contribution to the village, published quarterly. And the Sunshine Squad will bring small gifts to brighten the day of residents who may be facing some difficulty.

X. Questions and Answers

Mary Lou Perry said that she's in the process of updating the Directory, and invites residents to provide any changes – email, different phone number, etc., please let her know NOW. The new Directory will be distributed with the July Inverness "I", so respond now.

Ed reminded us that June 7 is Bocce night for Inverness.

Janet Emanuel announced that the Hershey's Mill Players performance is coming up, a long-standing tradition here. There will be three performances, June 27-29; Thursday and Friday at 7pm, and a Saturday matinee at 2pm, at East High School. Tickets are \$12 in advance, \$15 at the door; tickets are good for any performance. Three Inverness residents are participating. It's a musical, it's funny, and Janet assures us of a good time.

Marge Hill raised a question about criteria for replacing walkways: Ed replied that decisions are based on the condition of the walkway, the mobility of the resident, and the funds available. He mentioned that township requirements need to factor into the plan. Funds for walkways come from the Capital Reserve fund, so we are doing walkways only on an *as needed* basis.

Jim Aubry reminded us about the speed limit in the village, **15mph**, since drivers backing their cars out of garages can't see approaching cars; this is particularly impactful for residents in 774-781, since all cars entering or leaving Inverness pass them.

XI. Adjournment

Meeting was adjourned at 7:20 pm

Respectfully submitted,



Terry Marran
Secretary