

**INVERNESS VILLAGE HOMEOWNERS ASSOCIATION**  
**OPEN VILLAGE MEETING**  
**Wednesday, June 4, 2025**  
**Community Center**  
**4:00pm**

*Minutes*

**In attendance:** Village Council: Ed Isselmann (President), Penny Zimmerman, Bruce Cook, Richard Hammock, Inverness Homeowners, Janet Burgess, CSK  
**Absent:** Terry Marran

**I. Welcome and President's Report – Ed Isselmann**

Called to order at 4:00

**II. Council Elections**

Richard Hammock and Penny Zimmerman are running for election again. Janet confirmed that there were enough homeowners present to constitute a quorum. With two candidates for the two open positions, Ed asked for a motion from the floor to elect Richard and Penny by acclamation.

John Carey made the motion to approve, Jim Seastone seconded, and all voted in favor.

**III. Treasurer's Report –Richard Hammock**

All figures are as of end of April 2025

\$1,052M      Total assets

\$108,042      Operating excess 2024

Maintenance a little under budget

Haven't spent any money under the alarm budget

Operating budget - Over budget by \$6300 YTD

\$791,059      Current Reserve Fund Balance as of 4/30/25

-\$500,221      balance due for Roofing Phase 2

-\$ 27,056      2025 Walkways

-\$ 23,130      2025 Roadway Asphalt & Crack Filling

+\$209,520      remaining 2025 contribution to Reserve Fund  
(8 months at \$26,190 per month)

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=\$450,172      Estimated Reserve Fund at year end 2025

+\$314,280      Estimated Reserve Fund contribution in 2026

+\$314,280      Estimated Reserve Fund contribution in 2027

\$1,078,732      Estimated Max Possible Reserve Fund Balance end of 2027  
(Does not include any expenditures for Walkways or any other Reserve Fund expenses in 2026 or 2027)

-\$860,000      Minimum Estimated Roofing Costs for Phases 3 & 4 (could be higher, not likely to be lower)

+\$218,732      Estimated Max Reserve Fund Balance end of 2027

Walkways

5 – 10 per year -- approximately \$25,000 - \$30,000 per year

Roadway Asphalt Repair & Crack Filling  
\$23,130 in 2025

We will be close to running out of money in the Reserve Fund mid-2027 depending on when Phase 4 is completed.

ROOFING PROJECT

97 Total Homes

10 New (within last 5 years)  
34 Decent  
24 Fair  
29 Poor

Phase 1 -- 2024 -- 17 Homes -- \$319,110 Total cost -- \$18,771 Average cost per home (\$298,212 paid in January 2025)

Phase 2 -- 2025 -- 27 Homes -- \$555,801 Total cost -- \$20,585 Average cost per home (\$55,580 deposit paid in March 2025)

After Phase 2 is completed, all homes rated "Poor" will have had their roofs replaced as well as adjoining units. There will be 43 homes remaining. At an average cost of \$20,000 the remaining Total Cost will be \$860,000.

Phase 3 - - 2026  
Phase 4 - - 2027

A question was raised about taking a loan instead of possible assessment. While no decisions have been made at this time, it is Council's preference not to take out a loan as this will add to the total cost of the project.

**IV. Hershey's Mill and Inverness Alarm Systems – Marc Fraser**

HM security monitors all systems currently. If an alarm goes off, Security will call for 90 seconds to 2 minutes. If no response, Security calls 911 and then responds to the house. Security officers are finding problems in the communication and have been putting band aids on them but as problems worsen, they can't continue to do that. Our panels send test communications weekly from every house. Security is getting excessive numbers of failures and can no longer assume liability.

They are not capable of monitoring over the FiOS lines and won't be able to monitor the system after 2025.

In addition, our vendors went from 3 to one and we can't get anyone else to come into HM. No one wants to work on systems that they don't monitor.

New township inspectors will begin enforcing codes beginning next year. 1200 homes in HM don't meet code right now. If 1 detector in a home goes off, all must go off.

The security committee has been looking at options over the last few years.

Two options being considered:

Option 1 (minimum) - connected detectors within a home with no communication out to a monitoring company.

Option 2 – 3<sup>rd</sup> party monitoring, wireless detectors. They will do annual testing and send results to the township. They would bill each village directly and the cost would be incorporated into the quarterly fee. Homeowners could add additional smart home

features and homeowners would be billed directly for those additions.

HM security will continue to respond to alarm calls. Alarms include water alerts or low temperature alerts.

Time line – HM Master Assoc is at the end of receiving proposals for a new security system. The Master Association meets on June 5<sup>th</sup> and will narrow proposals down to 1 or 2. Security will meet again with villages who have expressed interest in a monitored system. Nothing will happen before 2026.

One preliminary proposal was \$1000/home average. About 1500 homes have expressed interest in a monitored system. Decision is a village decision, not an individual decision. Monitoring is \$15/month/house, testing \$10 annually, maintenance \$7/annually.

#### Questions:

If there is an emergency at home, you should always call 911. Security will also call 911 if they call you and get no response, or if they talk to you and you confirm a medical emergency.

Would you still need a home phone? No, but it is included in Verizon contract. You can have the gate programmed to a cell phone.

The Master Association can't force villages to go with a monitored system. But if a village opts to go with monitored system, everyone in the village will have the same system.

Villages have right to go with a different system. We are looking for a 5 – 10 year contract.

Med emergency – response time – depends on where the ambulance comes from. Most of the time you have a choice of which hospital the EMS responders take you to but it also depends on circumstances.

The cost of testing our current system is currently included in our quarterly fee. We are testing over 3 years (1/3 of homes each year) but any maintenance on current system is the responsibility of the homeowner. We put this year's on hold while we explore options.

Who makes the decision on which option? The Council has the authority to make decisions up to a certain dollar amount. Over that amount, it requires a vote of the village homeowners. If the cost of a new system does not exceed the amount needed for a village vote, the Council will take homeowners' opinions into consideration when making a decision.

It will take up to 7 months to make the change. There may be an insurance discount for having a monitored system. Homeowners should contact their insurance companies to ensure they are taking advantage of any discounts available.

Where will new panels be located? Most likely in foyer or hallway. Units will have a 48-hour battery backup.

## **V. New Neighbors**

Dave and Margaret Michell - 784

Tom and Colleen Breene - 765

Shirley Baker - 751

Tom and Joan Gibson - 788

Gary and Pam Wirstad -716

## **VI. Committee Reports – Committee Chairs**

### **A. Architectural – Mary Cairns, Chair**

Any projects outside of house, including doors, stoops painting decks, etc. need approval by the Architectural committee and Council

Brown and red decks will no longer be approved. Five new shades of gray have

been approved. The Architectural Committee has color boards which can be borrowed.

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

Mary Flanagan reporting for Barb. Anyone who wants to join is welcome. Current decorations will remain up through July 4

**C. Maintenance – Carl Griffin, Chair**

Haven't had many requests this year. Mostly lightbulbs or woodpecker holes. Leaves and gutter requests. Sidewalks are being addressed by Council and replaced in phases with concrete walkways.

**D. Landscape – John Carey, Co-Chair**

Have had requests to remove some trees. Landscape committee did a walk around with Shearon and they have made additional requests. Requests should go to CSK first and then will be forwarded to the committee. Looking for secondary contractor. Looking at a long-range proactive approach to landscaping.

**E. Inverness I – Mary Lou Perry**

Don't print in color due to expense but you can go to Inverness I online. Committee chairs please send reports to Jim Aubry so they can include in the online files.

**F. Social -- Bev Cella and Mary Schreiner not in attendance**

Ed – Wine and cheese and Cinco de Mayo were both very successful  
Ice cream social in September  
Women's luncheon planned for fall  
Bocce one morning every month, evening socials  
Leftovers from Cinco de Mayo – Cooks will host a summer fiesta

**G. Sunshine – Dodie Galbusera**

If you have a neighbor not doing well, please let Dodie know

**H. Zone Delivery – Eileen Isselmann**

Thank you to those who participate in zone delivery

**I. Long Range Planning – No report**

**VII. Questions and Answers**

None

**VIII. Adjournment**

Meeting was adjourned at 5:28 pm

Respectfully submitted,

Penny Zimmerman  
Vice President