

**VILLAGE OF INVERNESS
HOMEOWNERS ASSOCIATION
Open Meeting Minutes**

**Hershey's Mill Community Center Monday, November 9, 2015
7:30 PM**

- I. Call to Order – 7:32 PM - Board Members in attendance; Boyd Mackleer, Wilbur Amand, and Barbara Atmore. Also in attendance, Jeff Bevan Managing Agent.
- II. Welcoming of New Residents - Boyd welcomed the new members of the community in attendance.
- III. Approval of Minutes of April 16, 2015 Open Meeting - The minutes from 4/16/15 were unanimously approved.
- IV. Treasurer's Report - Jeff reported in Tom's absence that there was a positive net income through September 2015. The replacement reserve fund continues to increase for future needs.
- V. Presidents Report - Boyd Mackleer
 - 2016 Budget - Boyd reported that the quarterly fee would increase from \$1,378 to \$1,460 or a net increase of \$82 per home per quarter. The primary reasons for the increase was the need to increase the replacement reserves, landscape enhancement and snow removal.
 - Pool house renovation quotes will be submitted by 12/16. Construction will begin on or around 9/16 and be completed by the opening of the pool season of 2017. The cost has been budgeted by the Master Association and will not require an assessment. In addition, the pool committee has contributed \$11,000 to the Master Association.
 - It was reported that the community day was a big success.
 - Speed Bumps - Boyd expressed the concerns of Village Residents that they were not in favor of additional speed bumps as well as those installed at the main gate.
 - The Master Association will pursue bids for the renovation of the first floor bathroom at the Sullivan house to make it user friendly for those who are handicapped.
 - The Master Association is considering a ramp instead of an elevator at the community center. More information will be communicated when available.
 - The Master Association walking trail project from Ashton to the East gate will commence in the spring of 2016 to ensure safety.

VI. Managing Agent's Report - The wood / painting repairs were almost complete. The balance of the work orders that are outstanding would be completed by winter. Fall clean / gutter cleaning will occur in late November.

VII. Committee Reports

- Social - The holiday gala will be held on 12/12. The flyer will be forthcoming.
- Architectural - No report
- Finance - No report
- Holiday Decorations - No report
- Light Bulb - Call the managing agent and he will notify your light bulb captain.
- Maintenance - No report
- New Neighbors - No report
- News Letter - Many thanks were given to the Colbys and their team for their tremendous efforts in providing the communication over the years.
- Zone Delivery - There currently is full compliment of volunteers in each zone.
- Landscape - Enhancements continue to be made and that all requests should be circulated through the managing agent.

VIII. Council Member Reports - No additional reporting

IX. Open Forum

- Bill Henderson commented on the wonderful job that care sharers were doing (610) 430-8830.
- Dryer Vents - Currently this is the responsibility of each homeowner, but the Council will pursue bulk quotes.
- Peco energy audits are free and several residents were pleased with this service.

X. Adjournment - 8:39pm