

Inwood Forest Community Improvement Association

Board of Directors Meeting

St. Timothy UMC

January 14, 2009

Board Members Present:

President Julie Grothues
First Vice President Hugo Du Bois
Second Vice President Donn Williams
Secretary Tom Haynes
Treasurer Jane Martin
Director Ben Harris
Director Clymer Wright

Residents that signed in:

Jeannie Curron
Fred Sheppard
John Reilly
Don Emerson
Connie Roebuck (Metro)
Wallace Hooper
Chris Seary

Board Members Absent:

Meeting Called to Order

President Grothues called the meeting to order at 7:02 PM on January 14, 2009. Clymer Wright was appointed as Parliamentarian, Jane Martin was designated as Sergeant at Arms, and the agenda was accepted as the Orders of the Day.

Homeowner Forum

One homeowner inquired about the community service fee of \$202 that is listed on the 2009 Budget. Grothues replied that this is the operating budget and is only for the day-to-day operation and maintenance of the community. The legal fund budget is kept separate. This was explained in the invoice cover letter that was mailed with the 2009 invoices in November. The 2009 operating budget is posted on the website, but the Board does not post any information regarding the legal fund on the website since this information would also be of interest to Inwood Forest Partners (IFP).

One homeowner inquired about obtaining a copy of the balance sheet. Grothues replied that any resident wanting to review the association's financial documents would need to make a request through Genesis. The homeowner then inquired if any financial documents would be distributed at the Annual Meeting. Grothues replied that a number of years ago, the Board distributed budgets and sometimes unaudited financial statements. The board no longer distributes financial statements at the annual meeting since the statements are now audited on a yearly basis. The 2007 audit was completed in 2008 and the 2008 financials will be audited in 2009. Any homeowner that wants a copy of the 2007 audit report, can put in a request to Genesis.

Approval of Minutes

Martin moved to accept as presented the December 10, 2008 and December 22, 2008 minutes, seconded by Haynes. All voted in favor except for Williams who abstained because he was not in attendance at the December meetings. The motion carried.

Financial Reports

Martin reported that the association took in \$163,000 in December and noted that more residents that are on payment plans have been paying off their 2008 dues and that we have been receiving requests for payment plans for the 2009 dues.

Management Reports

A. Properties and Facilities Committee Report

Grothues reported that there had been two illegal dumping sites on W. Gulf Bank behind some homes on Zimmerman. Poli DeLeon was asked to remove the debris; however, the dumping sites became too large for him to remove. The City was contacted thru 311 and the debris was removed within a week. Poli DeLeon is beginning to clean up the pool and park for the Spring and has been helping with problems areas.

B. Deed Restrictions Committee Report

Wright reported that there are 430 cured violations and 3 uncured violations.

C. ACC Committee Report

Martin reported there have been no ACC requests.

D. Flood Control Committee Report

Wright had no report. Jane reported that she ran into Richard Cook with IFP, who informed her they have rented a chipper and should be out next week to clean the remaining tree debris on the golf course property.

E. Security Committee Report

There was no report.

F. Communications Committee Report

Du Bois reported the brackets for the new security signs have been purchased and the new signs will be installed hopefully by January 22nd. The website has been modified to allow homeowners the ability to change their email addresses if need be.

G. Resident Relations Committee

There was no report.

Old Business

There was no old business to discuss.

New Business

A. Hoover Slovacek Bill

Grothues requested this item be moved to Executive Session.

B. Excalibur Pest Control Contract

Williams moved to pay the 2009 Excalibur Pest Control contract for annual mosquito spraying before March 1st to receive the discounted price, seconded by Du Bois and unanimously carried.

C. Restoration of Capital Reserve Balance

Wright moved to transfer \$50,000 into the Capital Reserve Fund to restore it back to its original balance of \$68,052, seconded by Williams and unanimously carried.

D. Annual Meeting – Update

Grothues reported that the annual meeting will be held next Thursday, January 22nd at 7:00 p.m. at the Eisenhower High School on Antoine.

Executive Session

The meeting of the Board of Directors was adjourned to Executive Session at 7:37 p.m. to discuss several items.

President Grothues called the meeting out of Executive Session at 8:20 p.m.

Hoover Slovacek

Martin moved to pay the Hoover Slovacek bill, seconded by Du Bois and passed on a vote by Martin, Du Bois, Williams, Wright, Haynes, and opposed by Harris.

Hold Placed on Account Due to Serious Illness

Harris moved to put a hold on the collection of the account of a section 9 resident as discussed in Executive Session. The homeowner has a serious illness that makes it difficult for them to keep up with their bills at this time, seconded by Haynes and unanimously carried.

Adjournment

With no further business to come before the Board, the meeting was formally adjourned at 8:20 p.m. on a motion by Williams, seconded by Haynes and unanimously carried.

Next Regular Board Meeting

The next Board meeting is scheduled for Wednesday, February 11, 2009.