

## **Inwood Forest Community Improvement Association**

Board of Directors Meeting

St. Timothy UMC

March 9, 2011

### **Board Members Present:**

President Jane Martin  
First Vice President Hugo Du Bois  
Second Vice President Tom Haynes  
Treasurer Julie Grothues  
Secretary Michelle Cutler  
Director Fred Sheppard  
Director Don Emerson

### **Residents that signed in:**

Glenn Dicken  
Ed & Claytie Abrahams  
Cheryl Ward

### **Meeting Called to Order**

President Jane Martin called the meeting to order at 7:00 PM on March 9, 2011. Bryan Pierce was appointed as Parliamentarian, Ed Abrahams was designated as Sergeant at Arms, and the agenda was adopted as the Orders of the Day. There were no objections.

### **Homeowner Forum**

One homeowner asked for an update re: the golf course and lawsuit. Grothues reported that the sale of the golf course to the City of Houston is progressing and is scheduled to close on March 24<sup>th</sup>. She also noted that IFCIA's attorneys added a clause to the settlement agreement to protect IFICA if for some reason the sale does not go through. Part of the settlement agreement is that the lawsuit goes back to the trial court and IFCIA receives a "take nothing" judgment. This means that the property reverts to what it was is no restriction on the use of the property. Simultaneously, a restrictive covenant which specifies what the property can be used for, is to be put in place. The clause that was added basically says that the golf course restriction that was part of the jury's verdict will be placed back on the property if the sale does not close within 60 days of the targeted closing date.

It was discussed that the Near Northwest Management District is in talks with the city about taking over the management of the clubhouse and renting it from the City of Houston. Another resident commented that he asked Mike Talbott (director of HCFCD) at the public meeting in January if the 4 Vogel Creek bridges are still in storage. He was told that they were. One homeowner asked if they would be receiving monies back from the settlement. Grothues explained that Board is considering crediting the homeowner's accounts, but that no final decisions have been made as to the amount returned to homeowners or the method for doing it. A homeowner asked if any action was being taken on the homes that have severely cut back their trees on Maple Tree. It was noted that letters have been sent in both instances.

## **Approval of Minutes**

Don Emerson moved to accept as presented the January 12, 2011 and February 5, 2011 and February 9, 2011 meeting minutes. Hugo Du Bois seconded and it was passed unanimously by a Board vote.

## **Financial Reports**

Martin reported that they collected \$67,000.00 in collections for the month of February, which was more than this time last year. The payment plans have been diligently followed to date. Also the Harris County Flood information needs to be updated for 2011.

## **Management Reports**

### **A. Properties and Facilities Committee Report**

Grothues reported she received a call from HPD that the irrigation pipes on two esplanades on Antoine had a copper piece stripped off them. The amount of damage done to each of the esplanades will have to be determined. The garage door on the "IFCOP" building at the pool is in disrepair. It was discussed that a barrier may need to be put up near it so that the contents of the garage could not be seen from the street.

### **B. Deed Restrictions Committee Report**

Pierce reported that 310 violation letters were sent out and 51 were cured this month. He noted that there was a noticeable increase in the number of heavy trash violations on the last inspection.

### **C. ACC Committee Report**

Emerson reported that 3 applications were submitted, one for paint colors and one for window A/C unit installation. The window A/C unit installation was not approved. The third application was for a barricade/partial wall at the same house as the window A/C unit; this is pending more information from the owner.

### **D. Security Committee Report**

Ed Abrahams reported that in February 8 incidents were reported, two of which were burglaries. Ed requested that Bryan Pierce send him the monthly invoice from the patrolling officers. It was asked if the board could disclose how many hours the community is patrolled. It was noted that this information is included on the budget notes posted on the IFCIA website.

### **E. Communication Committee Report**

Nothing to report.

## **F. Resident Relations Committee Report**

Martin stated she has nothing to report.

## **G. Golf Course Committee Report**

Grothues reported on this earlier in the meeting. She added that Parks and Rec employees were seen tagging trees, but that there has been no contact from the city regarding this or what they will be doing.

## **H. Lawsuit Committee Report**

Grothues reported on this earlier in the meeting. She added that the attorneys have told IFP that we expect to be paid the post judgment interest due on the settlement award.

## **Old Business**

None to discuss

## **New Business**

### **A. Hoover Slovacek February invoice**

Martin moved Hoover-Slovacek February invoice to executive session.

### **B. Temporary Adoption of 2 Esplanades**

Grothues requested that the board consider temporarily adopting two esplanades on Anotine (outside of the IF area) to prevent the city from tearing out the bushes and vegetation. The Board discussed taking over the maintenance of the one across from Sherwin-Williams/Shipleys and the one at Antoine and Birchmont for 3 months contingent on Poli DeLeon agreeing to add these to his work schedule. He would do them two times a month. Cutler moved to adopt the esplanades under these conditions. It was seconded by Sheppard and passed unanimously by the Board.

### **C. Committee email groups**

Du Bois discussed setting up a secure email group that would hid email address but display the messages for the group as a whole. He will look into getting this implemented.

### **D. Blog format for the website**

Du Bois reported that the Blog is now on the website with updates to be posted. Homeowners are not able to post on the blog to keep the website secure and prevent unwanted materials or links from being posted on the community website.

### **E. Cul de sac islands – maintenance and improvement**

Grothues reported that there are 14 cul-de-sac islands in the community and 6 of them are in need of attention. There will be pictures taken and further discussions next month regarding improving the appearance of some of them.

**F. Deed restriction and city permit enforcement xxxx Arncliffe**

It was noted that fence violations will be addressed and enforced as part of a plan, at one time, after the issue of the sale of the golf course property closes.

General session was closed at 7:59 p.m.

**Executive Session**

The meeting of the Board of Directors was adjourned to Executive Session at 8:02 p.m. to discuss the Hoover Slovacek February invoice.

Martin called the meeting out of Executive Session at 8:13 p.m.

**Hoover Slovacek Invoice**

The February 2011 Hoover Slovacek invoice was reviewed. Cutler moved to approve payment of the invoice and accept it. Haynes seconded the motion and it was passed unanimously by the board.

**Mowing Invoices**

Martin questioned the increase in the monthly mowing invoice. Grothues noted that she had contacted Poli DeLeon about the increase and that he appeared he did a catch up adjustment for January. She will follow up on this and report back to the board.

**Adjournment**

With no further business to come before the Board, the meeting was formally adjourned at 8:13 pm on a motion by Emerson, seconded by Sheppard and unanimously carried.

**Next Regular Board Meeting**

The next Board meeting is scheduled for April 13<sup>th</sup>, 2011.