

# **Inwood Forest Community Improvement Association**

## Board of Directors Meeting

St. Timothy UMC

March 11, 2009

### Board Members Present:

First Vice President Julie Grothues  
Second Vice President John Donato  
Treasurer Jane Martin  
Secretary Tome Haynes  
Director Don Emerson

### Residents that signed in:

Ed Abrahams  
G.W. Dicken  
Sandra Hartmann  
Bob & Pat Schoellkopf  
John Bills  
Jacob Chacko  
Charlotte Roberts

### Board Members Absent:

President Hugo Du Bois  
Director Donn Williams

## **Meeting Called to Order**

First Vice President Grothues called the meeting to order at 7:04 PM on March 11, 2009. Charles Kinard was appointed as Parliamentarian, Ed Abrahams was designated as Sergeant at Arms, and the agenda was adopted as the Orders of the Day.

## **Homeowner Forum**

One homeowner inquired about the status of the lawsuit. Grothues replied that on Friday, March 13<sup>th</sup> there will be a hearing regarding our intention to get the deposition of Arnold Morgan, a former home builder in IF. Inwood Forest Partners filed a motion in early February of this year to quash IFCIA's intention to obtain Arnold Morgan's deposition. At the time, IFP objected because they said that the deposition was too close to the trial date of February 16<sup>th</sup>. The trial date has now been reset for May 18<sup>th</sup>. It was noted that IFCIA had trouble finding Mr. Morgan after his move from Schulenburg to Bryan, Tx. Then, after locating him, IFCIA learned that he had a stroke while driving in December of 2008. The original deposition date ran close to the original trial date due to the extra time and effort it took to locate him.

One homeowner inquired about the Association's revenues versus expenses for 2008. Grothues replied that the Association did not run quite as close as 2007. In 2007, the Association was not able to invoice for legal fees until late in the year. Collections at the end of December 2008 were running at about 84%. In addition, a few more accounts have been paid off since then. It was noted that the Board is still accepting payment plans. Martin added that there have been sixty-one (61) people that have been approved for payments plans; a few are for 2008 and 2009 dues.

One homeowner inquired about the Association's ability to deal with a possible multifamily situation. Kinard replied that this is one of the more difficult deed restrictions to prove. Grothues added that defining a "single family" is also more difficult when you have more than one generation of a family living in a house.

## **Approval of Minutes**

Donato moved to accept as presented the February 11<sup>th</sup> minutes, seconded by Haynes. All voted in favor except for Martin who abstained because she was not in attendance at the February meeting. The motion carried.

## Financial Reports

Martin reported that the Association took in over \$40,000 last month. Grothues added that there will be an adjustment to the 2009 accounts receivable that has to do with the Harris County Flood Control District (HCFCD) lots. IFCIA does not recognize any income re: these lots. The adjustment has been sent to Genesis for posting. On the income and expense variance report, the current budget does not reflect the 2009 budget totals, so the amounts per the budget columns are not correct.

## Management Reports

### A. Properties and Facilities Committee Report

Grothues reported that Poli has been cleaning the flower beds at the park and pool area, and will also begin cleaning the volleyball court. Rotten wood has developed on the part of the pavilion where the restrooms are. There are also a few damaged wind turbines that need to be replaced; Grothues will be looking into bids for the repairs.

### B. Deed Restrictions Committee Report

Kinard reported there are 592 uncured violations and 290 cured violations. Letters are still being mailed out and should all be completed this week.

### C. ACC Committee Report

Emerson reported that they received a request on Darkwood for an addition of a structure. The committee sent notification to the owner that a City permit must be obtained by the resident prior to construction. Martin reported Athena submitted more requests at tonight's meeting.

### D. Security Committee Report

Abrahams the first two (2) months of the year have been good and that the officers are on the same schedule and same hours as last year.

### E. Communication Committee Report

Donato reported that Du Bois had reconfigured the website and consolidated the domains to one. This makes it easier for residents to communicate with the Board. The committee is currently in discussion of what items to address in the newsletter.

### F. Resident Relations Committee Report

Grothues reported that new volunteers have begun choosing new Yard of the Month winners. The March winners were 7546 Maple Tree for the East side and 7522 Deep Forest on the West side. Donato reported that he and Emerson are currently in the process of revising the "New Owner" handbooks.

### G. Golf Course Committee Report

Martin reported that she had been in contact with Richard Cook who informed her that they are going to begin mowing the course next week, weather permitting. Martin also reported to Cook that there are several areas of the course that still have large limbs from Hurricane Ike and requested all reports regarding trees down, large limbs, etc. be sent to her to convey to Richard Cook.

### H. Lawsuit Committee Report

Grothues reported the trial date has been reset to begin May 18<sup>th</sup> and that this is a preferential date, ie IFCIA's trial is the only one on the judge's docket for that date. As noted earlier, a hearing is set for this Friday re: obtaining Arnold Morgan's deposition.

## Old Business

There was no old business to discuss.

## **New Business**

**A. Hoover Slovacek Bill**

Grothues reported the bill had not yet arrived.

**B. Information Regarding Vehicles Parking on Yards**

The Board agreed to discuss this item in Executive Session.

**C. Meeting with Attorney Terry Sears**

Grothues informed the Board that in the past, the Association's attorney, Terry Sears, has met with the Board to explain the legalities and procedures for collections and deed restriction enforcement. The Board can do this again in say May if the board thinks this would be useful.

**D. CAI Seminars**

Grothues noted that CAI offers seminars for HOA board members and suggested that any Board member who has not attended one of these seminars in the past, consider attending one soon. Kinard will get information on upcoming dates.

## **Executive Session**

The meeting of the Board of Directors was adjourned to Executive Session at 7:44 p.m. to discuss several items.

Grothues called the meeting out of Executive Session at 9:03 p.m.

## **Adjournment**

With no further business to come before the Board, the meeting was formally adjourned at 9:03 p.m. on a motion by Martin, seconded by Donato and unanimously carried.

## **Next Regular Board Meeting**

The next Board meeting is scheduled for Wednesday, April 8, 2009.