

# **Inwood Forest Community Improvement Association**

## **Board of Directors Meeting**

**St. Timothy UMC**

**September 9, 2009**

### **Board Members Present:**

First Vice President Julie Grothues  
Secretary Tom Haynes  
Treasurer Jane Martin  
Director Don Emerson

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

Ed & Claytie Abrahams  
Ann Watkins  
Joe Villegas  
Arnoldo & Ines Conception

### **Board Members Absent:**

President Hugo Du Bois  
Second Vice President John Donato  
Director Donn Williams

## **Meeting Called to Order**

First Vice President Grothues called the meeting to order at 7:04 PM on September 9, 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 deed restrictions re: fencing on golf course properties. He wanted to know if they were still in effect due to the sale of the golf course. Grothues replied that the deed restrictions were still in effect. The homeowner then inquired if the restrictions will ever be amended. Grothues noted that it is not easy to amend the deed restrictions and that this would need to be looked at if/when the golf course property is sold to a new owner.

One homeowner asked for an update re: the IFP and the City negotiations. Grothues replied that the City had ordered an appraisal of all of the golf course property and then sent it back to be broken up into two (2) parts; IFCIA was not told how the appraisal was to be broken up. The City then made a counter offer to Inwood Forest Partners.

One homeowner inquired about what it takes to change the deed restriction. Grothues replied that restrictions must be amended section by section, and requires a high percentage of the homeowner's votes for that section. It has been awhile since she has reviewed the requirements.

## **Approval of Minutes**

Emerson moved to accept as presented the August 12, 2009 minutes, seconded by Grothues. The motion passed on the votes of Grothues and Emerson. Martin and Haynes abstained since they were not at the August meeting.

## **Financial Reports**

Martin reported that the association took in a little over \$19,000 in August. New payment plans have been approved and about 70% of residents on payment plans are up to date on their payments. Residents that have fallen behind on their payment plans have been sent collection letters. Grothues added that collection letters were also sent to those that have an outstanding balance due. Kinard noted that some residents have already called Genesis regarding their balances..

## Management Reports

### A. Properties and Facilities Committee Report

#### B.

Grothues reported that the pool was open over Labor Day weekend. The pool gate is still broken. Grothues called a fence company, but did not receive a return call. She is going to contact a company referred to her by Genesis. Emerson reported that the closer on the second gate is broken as well. Grothues reported that there is a dead tree in the park that needs to be taken care of. She will contact Arbor Tree Service.

### C. Deed Restrictions Committee Report

#### D.

Kinard reported that there were 662 uncured violations and 159 cured violations last month.

### E. ACC Committee Report

#### F.

Emerson reported that the garage reconstruction on Littleberry is not complete. He noted that they did not submit an ACC form for the color of paint chosen. Genesis has notified the owner and sent them an ACC form. The committee has approved a 6' fence and roof replacement on Brushwood and new shingles on Council Grove. A resident on Long Creek received a notice for a newly constructed fence, which was erected without approval. The resident submitted an ACC form, which was denied, as it was a 7 ½' high. The Committee received an inquiry about a construction of a greenhouse on Par Four. Genesis has sent the resident an ACC Form.

### G. Security Committee Report

Abrahams reported that there were more 9 incidents inside IF, including 3 burglaries, vs 211 incidents outside of IF.

### H. Communication Committee Report

Du Bois was absent.

### I. Resident Relations Committee Report

Donato was absent.

### J. Golf Course Committee Report

Martin reported that IFP has been doing a reasonable job of mowing on the golf courses, however, they are not picking up tree limbs. She has received no complaints from residents this month.

### K. Lawsuit Committee Report

Grothues reported on this earlier in the meeting.. The petitions gathered during the petition drive were submitted to Mayor Bill White, Council member Toni Lawrence, and Deputy Public Works Director Andy Icken. Almost 2,000 signatures were gathered. The next status hearing with the judge is on October 2<sup>nd</sup>.

## Old Business

There was no old business to discuss.

## New Business

### A. National Night Out

Grothues announced that National Night Out is scheduled to be held Tuesday, October 6, 2009. She is going to get more information regarding the event.

## **Executive Session**

The meeting of the Board of Directors was adjourned to Executive Session at 7:38 p.m. to discuss several items.

Grothues called the meeting out of Executive Session at 8:05 p.m.

## **Adjournment**

With no further business to come before the Board, the meeting was formally adjourned at 8:05 p.m. on a motion by Martin, seconded by Emerson and unanimously carried.

## **Next Regular Board Meeting**

The next Board meeting is scheduled for Wednesday, October 14, 2009.