

Inwood Forest Community Improvement Association

Board of Directors Meeting

St. Timothy UMC

July 13, 2011

Board Members Present:

President Jane Martin
Treasurer Julie Grothues
Secretary Michelle Cutler
Director Fred Sheppard
Director Don Emerson

Residents that signed in:

Cheryl Ward
Terry and Laura Cotter
Barbara Wolf
Vivian Rosenthal
Ben and Wendy Harris
Hershell and Lin Earnest
Quincy Whitaker
David Foss

Meeting Called to Order

President Jane Martin called the meeting to order at 7:00 PM on July 13, 2011. Julie Grothues was appointed as Parliamentarian, Bryan Pierce of Genesis Community Management was designated as Sergeant at Arms, and the agenda was adopted as the Orders of the Day. There were no objections.

Homeowner Forum

Homeowners asked questions about the status of the golf course lawsuit and the settlement distribution. It was explained that the lawsuit had been settled and homeowners were directed to the settlement distribution cover letter for answers to their questions. It was noted again that the settlement IFCIA received from Inwood Forest Partners (IFP) was less than the total amount spent on the lawsuit. Another homeowner asked who was responsible for trimming bushes on the esplanades at Arncliffe and Antoine and the Antoine entrance to Foodarama. It was noted that it is hard to see around them if you are making a turn. Martin noted that it was the Greater Inwood Partnership. Another homeowner asked about the publication of the monthly financial reports. Grothues stated that the Association does not publish the monthly financial statements and is not required to. She also noted that the Association has yearly audits. Copies are available upon request to members of the Association.

Approval of Minutes

Emerson moved to accept as presented the June 8, 2011 meeting minutes. Grothues seconded and it was passed unanimously.

Financial Reports

Grothues reported that adjustments were made for the settlement balances. She also stated that \$14,875.00 was collected in June and that 50 accounts now have a balance due of \$50.00 or less after adjustment for the settlement distribution. Adjustments will be made to the Harris County Flood lots to remove the legal fee assessments included in those accounts as previously decided by the board. The adjustments will be made in the next few weeks.

Management Reports

A. Properties and Facilities Committee Report

Grothues reported that the pool has been looking good and there have been no maintenance issues. Also, there have been no incidents with the residents.

B. Deed Restrictions Committee Report

Pierce reported that 286 violation letters were sent out and 242 were cured this month. He noted that there was a noticeable increase in the number of un-mowed yards and fences that need repairs, as well as an increase in rotten wood on houses.

C. ACC Committee Report

Emerson reported that several applications were submitted, one on Black Locust for a tree removal and sprinkler system, one on Green Lawn for painting, one on Green Terrace for window replacement and a patio cover and one on Turfwood for painting. There are three pending applications for Arncliffe, Green Falls and Long Creek Court.

D. Security Committee Report

Cheryl Ward, security committee member, reported that during the month of June, crime outside the IF community increased and that there were 4 incidents inside the IF community.

E. Communication Committee Report

Nothing to report.

F. Resident Relations Committee Report

No winners were selected for the month of July because the person that chooses these homes had surgery.

G. Golf Course & Clubhouse Committee Report

Grothues and Martin reported on this earlier in the meeting.

Old Business

None at this time

New Business

A. Insurance Renewal

The Board discussed renewing the Association's insurance policies. Emerson moved to approve the renewals as presented by AJ Gallagher & Associates with two modifications: drop the terrorism rider on the general liability package and increase the umbrella policy coverage by one million dollars. Cutler seconded it. The motion was passed unanimously.

B. IFHA

Grothues made a motion to have a ballot vote on the motion regarding the appointment of directors to the Inwood Forest Homes Association (IFHA) board. Cutler seconded it and the motion passed unanimously. (Note: A ballot vote allows the president to vote.)

Grothues made a motion to appoint Ray Kaczorowski, Dennie Hodge and herself to the IFHA Board, Cutler seconded the motion. The motion was put to a vote and Martin and Grothues voted for and Cutler, Sheppard and Emerson voted against. Motion failed.

C. Collections

Emerson moved to send the next ten highest outstanding accounts receivable balances not currently in legal to the Association's attorneys for collections. Sheppard seconded and the motion passed unanimously.

D. Settlement Distribution for Previous Homeowners

Cutler moved to refund the prorated settlement distribution to previous IF homeowners of record for the period from January 1, 2008 to June 15, 2011 that make a written request to the board by December 31, 2011. The prorated settlement distributions to previous owners of record will be based on the settlement distribution calculations prepared as of June 15, 2011. Emerson seconded, Cutler, Emerson and Grothues voted in favor of the motion, Sheppard voted against the motion and the motion passed.

Adjournment

With no further business to come before the Board, the meeting was formally adjourned at 8:38 pm on a motion by Cutler, seconded by Emerson and unanimously carried.

Next Regular Board Meeting

The next Board meeting is scheduled for August 10, 2011.