

Inwood Forest Community Improvement Association

Board of Directors Meeting

St. Timothy UMC

October 12, 2011

Board Members Present:

President Jane Martin
First Vice President Hugo DuBois
Second Vice President Tom Haynes
Treasurer Julie Grothues
Secretary Michelle Cutler
Director Fred Sheppard

Residents that signed in:

Glenn Dicken
Shamarion Whitaker
Roland and Wanda Curry

Board Members Absent:

Director Don Emerson

Meeting Called to Order

President Jane Martin called the meeting to order at 7:00 PM on October 12, 2011. Julie Grothues was appointed as Parliamentarian, Hugo DuBois was designated as Sergeant at Arms, and the agenda was adopted, with one addition, sending additional past due accounts to the attorneys for collections, as the Orders of the Day. There were no objections.

Homeowner Forum

Two homeowners asked about several homes in the area and if the board was working on getting them cleaned up. Martin explained that they were in the process of sending violations notices.

There was a general discussion about speed bumps on Maple Tree, the need for some near the Maple Tree bridge and the new city noise ordinance.

Approval of Minutes

Grothues moved to accept as presented the September 14, 2011 meeting minutes. Du Bois seconded and the motion passed unanimously.

Financial Reports

Grothues reported that she and Terri Tharp are working on reconciliation of the settlement account activity and noted that the 2010 audit adjustments had been booked in September. She also noted that past due notices will be going out in October for accounts that have not been sent to legal. Grothues noted that the board will need to begin working on the 2012 budget and that the annual invoices will be sent in mid November or early December at the latest.

Management Reports

A. Properties and Facilities Committee Report

Grothues reported that the sand in the sand filters at the pool needs to be replaced. It should be done about every 5 years and that we are at year 6. The pool company plans to do this within the next couple of months and will get back to us regarding the cost. She noted that she needs to follow up on the status of the irrigation system repairs with Daphne Tumlin.

B. Deed Restrictions Committee Report

Pierce reported that 270 violation letters were sent out and 178 were cured this month. There were a high number of homes with rotten wood and damaged mailboxes during the last inspection.

C. ACC Committee Report

Haynes reported that they received 6 ACC requests. One was on Zimmerman for exterior paint, one was on White Fir for a fence replacement, one was on Par Four for a deck, one was on Turfwood for a deck and fence replacement and one was for a swimming pool on Maple Tree. All were approved.

D. Security Committee Report

DuBois reported that there were four residence burglaries this past month and two incidences of criminal mischief.

E. Communication Committee Report

DuBois reported he is continuing to gather information regarding replacement of the entrance signs and is in the process of speaking with several companies. He is also taking pictures of existing signs in other areas.

DuBois also stated that the look of the website has changed a little and asked everyone to check it out.

F. Resident Relations Committee Report

Martin reported that there was nothing to report on at this time.

G. Golf Course & Clubhouse Committee Report

Grothues reported that Near Northwest Management is working on the interior of the clubhouse and that the painting is almost finished. She noted that all of the light fixtures, except the antler chandelier, were still in the clubhouse and that the carpets will be cleaned. In others areas, the carpet will be removed and replaced with wood flooring. Repairs had to be made to the A/C and irrigation systems and

the gas connections where the kitchen equipment had been had to be properly sealed.

The homeowners in attendance left and the Board continued with the meeting.

Old Business

New Entrance Signs

This was discussed previously in the meeting.

New Business

Amendment of Deed Restrictions

The Board discussed the process of amending the deed restrictions and the steps that would need to be taken to accomplish this. There was also a discussion about the timing of actually presenting amended deed restrictions to the membership for approval. It was noted that the placement of the retention ponds by HCFCD could affect fencing issues/restrictions. Grothues noted that she felt that the Board would need that information before any deed restriction amendments could be put before the membership for a vote.

There was a discussion about updating the residents regarding the amendment of the deed restrictions as well as the status of HCFCD submissions to FEMA regarding the revised White Oak Bayou/Vogel Creek flood maps. It was noted that this could be addressed in a letter to homeowners that could be included with the annual invoice mailout.

Collections

On Martin's recommendation, Grothues moved to send certified demand letters to the thirteen accounts with balances over \$1,900 that have not previously been sent to legal. Cutler seconded and the motion passed unanimously.

76xx Antoine – Request for Waiver of Legal Fees

The owner of properties in the 7600 block of Antoine is on a payment plan and requested that the legal fees charged to the accounts be waived. As of 10/12/11, the legal fees charged back totaled \$667.50 (excludes \$15 fees to process payments received.) There was a discussion about waiving these fees in order to increase the likelihood of being paid the remaining outstanding balances due.

Grothues moved to waive the \$667.50 of legal fees charged back to these accounts once the homeowner has paid all other outstanding dues and fees, DuBois seconded. The motion passed unanimously.

Access to Attorneys

Haynes noted that he felt that the board should discuss items before consulting with Hoover Slovacek. Martin noted that she and Grothues are the main contacts with the attorneys and have been for awhile regarding day to day issues.

Adjournment

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

Next Regular Board Meeting

The next Board meeting is scheduled for November 9, 2011