

Inwood Forest Community Improvement Association

Board of Directors Meeting

St. Timothy UMC

September 14, 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

Residents that signed in:

David Foss
Terry Cotter
Gary Bray

Board Members Absent:

Director Don Emerson

Meeting Called to Order

President Jane Martin called the meeting to order at 7:00 PM on September 14, 2011. Julie Grothues was appointed as Parliamentarian, Bryan Pierce 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

One owner asked about the status of the work being done on the country club and if the country club pool would be considered a City pool. Grothues confirmed that the pool will be a City pool and there will be a certain number of hours each week that it will be open to the public. The remainder of the time, it will be a membership pool. The work in the clubhouse continues. The plan is to also have concessions available at the pool.

One owner asked for a copy of the financials for the last six years and asked why the meetings are being held at the church and not the clubhouse. The Board responded that he would need to talk to Genesis to schedule an appointment to review any financial information. The monthly meetings are not at the clubhouse because it has been closed for the past four years and is now being worked on.

Approval of Minutes

DuBois moved to accept as presented the August 10, 2011 meeting minutes. Grothues seconded and the motion passed unanimously.

Financial Reports

Grothues reported that she and Terri Tharp with Genesis have been working on some issues related to the settlement distribution activity.

Management Reports

A. Properties and Facilities Committee Report

Grothues reported there a dead oak tree at the park which was taken down and removed. There is another tree, a water oak, by one of the playground sets that is dying. Someone has been getting into the pool area after hours. It has been seen that the pool furniture has been moved around a few times. Westex Irrigation is supposed to be out this week to make the repairs to the irrigation system on the esplanades. The boxwoods on several esplanades died due to the drought and will have to be removed. The last scheduled day for this pool season is this weekend.

B. Deed Restrictions Committee Report

Pierce reported that 239 violation letters were sent out and 113 were cured this month. Violation letters were sent for dead foliage, but held off on sending notices for dead grass.

C. ACC Committee Report

Haynes reported that an ACC form was received from an address on Green Lawn this afternoon. The home was white washed and appears the roof has been replaced. Sheppard advised he has not seen a final report on the deck for the Turfwood property.

D. Security Committee Report

DuBois reported that there were two burglaries in August, no car break-ins and no robberies. The month with the highest number of crimes this year was in March.

E. Communication Committee Report

DuBois reported he is again looking into replacing the entrance signs for the community. This project originally started back in 2007 but was put on hold due to the golf course lawsuit. DuBois distributed some sample designs of the signs for the Board's review.

F. Resident Relations Committee Report

Martin report there was no yard of the month this month.

G. Golf Course & Clubhouse Committee Report

This item was discussed in the Homeowner Forum.

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

Old Business

None

New Business

Lawsuit by Elgohary

Grothues updated the board about the lawsuit filed against IFCIA by Mr. Elgohary. After filing the lawsuit he made a settlement offer that included a request for \$3,138, but there was no explanation of what was included in this amount. He also asked to review IFCIA's records, which is his right under the Texas property code, but did not specify what he wanted to review. Elgohary also wants his yearly dues to be limited to the \$48 maintenance fee per the deed restrictions. The insurance company representative, along with attorney Michael Gallagher, had a conference call with Grothues to make sure that the Board understands what is and is not covered under the directors and officer's policy. Gallagher sent Elgohary a list of questions (discovery) requesting information from him.

IFHA

Grothues distributed some summary information regarding IFHA for the board's reference.

Dead Tree Debris on HCFCD Lot

Grothues reported there is a tree on a flood control lot on Darkwood that has dropped some very large branches. They would need to be cut up with a chainsaw due to their size. She proposed having Poli DeLeon cut up these branches and move them to curbside for heavy trash pick up. All were in agreement to hire Poli to remove the branches.

Caution Tape Around Dead and Dying Trees on Golf Course Property

Grothues proposed getting some rolls of "caution" tape to wrap around the dead trees that are a hazard near the cart path along the golf course. Cutler asked if there are any foreseen liabilities for the Association to put up the tape and also inquired if the Near Northwest Management District (NNWMD) should be asked to get involved with this project since they are in charge of maintenance. Grothues will look into this but noted that the NNWMD is not responsible for tree maintenance, only mowing.

Approval of the 2010 Audit

Grothues moved to approve the 2010 Audit report prepared by Barry Wuntch. The motion was seconded by DuBois and passed unanimously.

National Night Out

Martin reported that National Night Out is Tuesday, October 4th from 6:00 to 7:30 pm. Barbeque will be served. Millie Contreras from IFCOP is also going to try and get Target to help again. IFCOP offered to split the cost of the barbeque with IFCIA.

Sections 16-19 & 20

Grothues updated the board regarding the status of a search of about 20 years worth of IFCIA minutes regarding the deed restrictions for Sections 16-19 & 20.

Access to Attorneys

Martin requested to table this item. There were no objections.

Collections and Payment Plans

Martin received an email from Hoover Slovacek regarding an owner who requested a payment plan of \$100/month to pay off his balance of \$4,500; a lawsuit has been filed against this owner. Cutler proposed accepting the payment plan with a contingency that he cannot default on his agreement or ask for an extension on any future dues. The Board unanimously agreed to counter offer with a down payment of \$500 and payments of \$250/month.

IFCIA received 5 payment plan requests in response to certified collection letters that were sent out in August. Martin would like to send out certified collections to the owners with the next tier of high dollar account balances. Grothues moved to send certified collection letters to the next 10 highest outstanding accounts receivable balances that are not currently in legal. The motion was seconded by Cutler and passed unanimously.

Adjournment

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

Next Regular Board Meeting

The next Board meeting is scheduled for October 12, 2011.