

# **Inwood Forest Community Improvement Association**

Board of Directors Meeting

St. Timothy UMC

November 9, 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  
Director Don Emerson

## **Residents that signed in:**

J.P & Betty Exum

## **Board Members Absent:**

## **Meeting Called to Order**

President Jane Martin called the meeting to order at 7:00 PM on November 9, 2011. Julie Grothues was appointed as Parliamentarian, Don Emerson was designated as Sergeant at Arms, and the agenda was adopted as the Orders of the Day. There were no objections.

## **Homeowner Forum**

Homeowners noted that they were happy that the golf course is being cleaned up in the areas around the 9<sup>th</sup> green.

## **Approval of Minutes**

DuBois moved to accept as presented the October 12, 2011 meeting minutes. Grothues seconded. DuBois, Cutler, Grothues, Haynes & Sheppard voted in favor, Emerson abstained. The motion carried.

## **Financial Reports**

Grothues reported that \$12,000 of bad debts were written off last month and \$20,000 have been written off to date for the year. Grothues also stated that about 20 settlement distribution checks are outstanding. Letters will be sent to try to get this issue resolved. She noted that the expenses related to the settlement distribution will be reclassified to a separate account.

## **Management Reports**

### **A. Properties and Facilities Committee Report**

Grothues reported that Poli DeLeon took down the vines growing on the chain link fence at the pool at the pool and also weeded the flower beds in the pavilion/pool area and removed an old BBQ pit and pole from the park.

## **B. Deed Restrictions Committee Report**

Pierce reported that 276 violation letters were sent out and 156 were cured this month. There were a high number of homes that needed edging and mailbox repairs.

## **C. ACC Committee Report**

Emerson reported that they received 2 ACC requests, one for Green Terrace to paint the gutters and one for a fence replacement on Green Falls that is still under review. Green Terrace was approved.

## **D. Security Committee Report**

DuBois reported that there were three residence burglaries in October and that two were on the same address.

## **E. Communication Committee Report**

Nothing to report

## **F. Resident Relations Committee Report**

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

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

## **Old Business**

### **New Entrance Signs**

DuBois reported that he was in the process of gathering information and samples for everyone to review.

### **Amendment of Deed Restrictions**

Moved to the end of the agenda at Emerson's request.

## **Collections**

On Martin's recommendation, Emerson moved to send certified demand letters to the eleven lot owners with outstanding accounts receivable balances over \$1,600 that have not previously been sent to legal. Haynes seconded. The motion passed unanimously.

## **New Business**

### **Budget**

Grothues moved that the 2012 IFCIA dues be \$48 per lot for maintenance dues as per the deed restrictions, \$202 per lot for community service fees and a \$75 per lot adjustment (decrease) for 2011 legal fees assessed in excess of the legal expenses paid in 2011 related to the former golf course property. Du Bois seconded. The motion passed unanimously.

### **Deed Restriction Violations**

Cutler moved to proceed sending certified demand letters to the homeowners identified in an email to the board from Cutler and Sheppard dated November 5, 2011 (attached), for deed restriction violations. Grothues seconded. The motion passed unanimously.

## **Old 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. It was noted that the placement of the detention ponds on the former golf course property could also influence amendments to the deed restrictions, therefore, it would probably be prudent to wait to see what the HCFCD and the city propose for the property. The placement of the ponds could have an effect on restrictions related to fencing.

### **Inwood Forest Homes Association (IFHA)**

Emerson noted that he had a resolution to bring IFHA into IFCIA and wanted the Board to vote on it. There was a discussion about the resolution and seeking Hoover Slovacek's opinion on the resolution and what it would accomplish.

Cutler moved that the Board adopt, pending the review by Hoover Slovacek, of the (attached) resolution drafted with respect to the enforcement of deeds and collections for those sections (of Inwood Forest) covered by IFHA. The motion was seconded by Tom Haynes. Cutler, DuBois, Emerson, Haynes and Sheppard voted in favor, Grothues was opposed. The motion carried. Emerson noted that he would forward an electronic copy of the resolution to Martin to forward to Hoover Slovacek for their review.

## **Adjournment**

With no further business to come before the Board, the meeting was formally adjourned at 8:25 pm on a motion by Cutler, seconded by Sheppard and unanimously carried.

## **Next Regular Board Meeting**

The next Board meeting is scheduled for December 14, 2011