



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

1987 ANNUAL MEETING
January 19, 1987

The meeting was called to order by Jim Kilpatrick, President at 7:39 p.m. The past board and many homeowners were present.

Jim presented the 1986 board members and reviewed the 1986⁵ annual meeting minutes. Jim also discussed the activities of 1986 (awareness fair, pool, Victory Drive, esplanade maintenance). Jim introduced Paul Meeting who discussed the deed restriction committee. There was a financial review of 1986. A motion was made that the transfer fee be reduced 1/2 to \$12.50 until the real estate market improves. This motion to be voted on by the new board at the next meeting, February 10, 1987. The annual budget for 1987 was presented. A motion was made to adopt the budget as presented; it was seconded and approved.

Jim thanked the present board and then introduced the candidates running for the term of office. Applicants were Susie Loxterman, Jim Taylor, Don Byrnes (withdrawn), Claude Baker (not present), Dee Jolly and Mr. Griggs. Jim asked if there were any nominations from the floor. There were none. Votes were taken and counted. New board members were Susie Loxterman, Jim Taylor, and Charles Griggs.

Pat Gandy praised the Board's efforts to improve the community. Patsy Gillham volunteered to help revamp the park and pool area.

A move to adjourn was made and seconded. Adjournment: 8:57 p.m.

MINUTES

IFCIA Board of Directors Meeting

03/10/87

Legal - M. Schultz given approval to finalize two (2) liens closing soon. Discussed deed restrictions in general. Minutes from Last meeting read and approved.

Esplanades - All agreed the esplanades were in good shape and the herbicide program was progressing well. The esplanade maintenance contract will be amended to reflect the maintenance company's new form of organization.

Considered a bid from Northwest Exterminating for mosquito fogging and after discussion decided to continue to use FOGO.

Pool - Discussed tile work for area between slide and deep end. Only two contractors found so far that can do the job - approximately \$21,000. Susie will continue to obtain estimates.

Discussed the pool fence. Slats for existing chain link are far too expensive. Other alternatives - wood fence or landscaping. Will solicit ideas from homeowners at a pool get-together. Bids for wood fenceing will be obtained in the meantime.

Pool meeting will be approached as a general community meeting with a low key request for ideas and proposals for pool/park improvements. April 26 is the targeted date with flyers to be sent around April 1.

Lounge chairs - discussion tabled until next board meeting. Shrubs - Jim Taylor will see if Morris can do.

Treasurer - Bills were presented, approved, and paid. Discussed the continued advisability of maintaining our Ben Franklin Certificate of Savings when considering the shape of the FSLIC. Rick Vance will research interest rates at area banks for presentation at the next board meeting.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING
May 12, 1987

CALL TO ORDER: 7:34 p.m. Present: Jim Taylor, Jim Kilpatrick, Susie Loxterman, Charles Griggs, Mark Schulz and Rick Vance and people interested in the park.

LEGAL: 2 releases of lien for signature were presented to the board. 2nd notices are to go out in about 1 week and liens will be filed after that. No new deed restriction suits need filing. There have been 2 fence violations. 147 liens filed last year. 5-6% are uncollected.

ESPLANADES: Everything going OK.

PARK/POOL: Patsy made proposal to spend \$25-30,000 over a 3 year period in the area. \$15-20,000 in the first year per attached documentation. Everyone agreed that there was a need to determine raising the height of the area where playground equipment would go. Pat Gandy volunteered to contact a surveyor and get his recommendations on filling in the area. (Pat Gandy 448-3330, w-690-2233) Jim K. thinks there is some money from the old civic club that might be used for playground equipment. He will check on that.

A proposal was made to retile and plaster the pool. Three quotes were obtained; \$21,000, 14,000, and 7,000. Have approval from the board to go with the \$21,000 if we can still get the people to do it by opening day. If not, go with the \$7,000. Received approval to put in a wood fence, 6', with 2" galvanized posts. Board also OK'd getting 15 lounge chairs for the pool. Contact Mark 1-2 days in advance for delinquent list for Tim to use at the pool.

TREASURER: All bills were presented and paid.

Residents present at the meeting: Vangie Romano, Wanda Jones, Patsy Gillham, Barbara Freeman, Betty Schuetz, Evelyn Chovanec, Jerry Farrets, Karen White, Dr. Tom Linn, Clarence Curie, Bonnie Schuttea, Pat Gandy, and Grumpon L. Davis.

Reason

May 12. 1987

Park and Pool Improvement Proposal

In response to over 70 families that mailed back the gold survey card and were in favor of improvements (total of 100 responses) the Park Committee has generated the following proposal.

Goals of Improvements

For the children of Inwood Forest the park would provide a safe place to dig, move, swing, and climb. A place where they can find adventure and challenge . . . a place of make believe and imitation . . . a place they will want to return to.

For the families of Inwood the park and pool would provide an inexpensive place close to home where the whole family could spend time relaxing, playing, picnicking, and in the summer, swimming together. Improvements in the area would enable residents to meet each other on a casual basis and build a stronger sense of community and with this a more willing and watchful neighborhood.

For the neighborhood, a beautified and improved park and pool area would enhance the buying and selling of homes and offer incoming residents a little bit more than the place before.

To meet the different developmental needs of our children in Inwood we are suggesting the purchasing of two commercial structures. One for preschool age children and one for older children.

These wooden structures would include 2 - 5 multi-level decks, tire swings bridges, and balance beams. The approximate area and cost for the preschool structure is 28 x 26 for \$2300 not including installation which usually runs 25 to 30%. The structure for older children will be 42 x 17 and cost \$6300 excluding installation. These costs were gathered from the Kaplan catalogue (p.62-63), Big Toys, Landscape structure and Outdoor Equipment.

The placement of the equipment would be in the low-land area of the park that is in the center of the wooded area. This area often harbors much water for extended periods of time. With proper surfacing such as, mulch, sand, or concrete cement (a very fine, yet heavy sand that blows very little) this area would provide a safe surface for the children while eliminating the standing water and any problems associated with mosquito breeding. A second reason for choosing this site is the never ending shade it would provide. Inwood Forest is very lucky in having an opportunity to shade its equipment as opposed to putting it in unprotected areas and limiting the hours of use to early morning or late afternoon. Many neighborhood parks are not as visible to the public as the area we are discussing. Choosing the natural wood structures and centering it amongst the trees will enable us to better camouflage the equipment and maintain the balance of the existing environment.

Many responses from the surveys expressed an interest in basketball goals. This year we would like to put up either 1 or 2 goals and a single cemented playing area. If 2 goals are possible we would like one the height for adults and one mid-size for younger children (12 and younger) to play. If only one goal is possible we would like it at a compromise height that would encourage more play by both age groups. On sale, quality goals/poles with guarantees can run as low as \$50 - \$60 a piece.

As soon as possible we would like to add a 4 seater diaper-swing set (\$600), and picnic tables. One or two adult tables and one child's table, could be either bought or made. These cost anywhere from \$150 - \$500 when bought. To accompany the tables we would like to purchase 1 or 2 additional BBQ pits that range from \$45 - \$80.

A very exciting part of the plan for the park is building 2 or 3 creative-imaginative play structures such as a boat, fort, or club house. The idea is to tap the resources of Inwood Forest. Boy Scouts and Girl Scouts troops need projects, the Garden Club and other civic organizations members within the subdivision may volunteer their labor to construct these modules. We feel that with community participation a sense of pride, ownership, and upkeep would be developed toward the park, thus enhancing use and diminishing abuse.

In regards to the existing equipment, the committee suggest keeping it all with the exception of the rusted center of the slide. The jungle gym, 4 seater swing, and merry-go-round, could be left as it is or moved to other part of the park. Replacement cost according to the School and Park

Playground Equipment Catalogue would be as follows:

| | |
|---------------------------|----------------|
| 8 ft. dia. merry-go-round | \$600 p. 7 |
| Single gym | \$300-600 p. 6 |
| 4 seater swing | \$600 p. 4 |

Not to slight the residents that took the time to respond to the survey in regard to pool improvements the committee supports the purchasing of additional comfortable lounge chairs, umbrellas, and tables as pool accessories for this 1987 season. We are aware of the of and greatly appreciate the boards intention this year to also refinish the bottom of the pool and to replace the broken tile.

The Park/Pool committee suggest a \$25 - \$30,000 ceiling for improvements, be accepted, and applied over the next 3 years, to accomplish the goals mentioned herein. We suggest the bulk of the money, \$15 - \$20,000, which is generated by the Home Owners fees, be spent this summer on the mentioned park equipment and pool accessories.

At last month meeting, the results of the surveys, several pictures of other Houston area parks, catalogues, and estimated cost were presented. At that time the board requested a written proposal. It is the hope of the committee that this proposal meets with your approval. We are looking forward to working together for the betterment of Inwood Forest.

Thank you,

Park/Pool Committee

Evelyn Chovanec
 Karen White
 Bonnie Schulte
 Cheryl Linn
 Betty Schuetz
 Jeri Farnetti
 Patsy Gillham



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING
June 9, 1987

CALL TO ORDER: 7:36 p.m. Present: Jim K., Jim T., Rick, Susie, Charles, Patsy, Pat Gandy, etc.

Pat Gandy said that Mr. Graipon with the City would only assist in leveling the park if it were a city park. She talked to a person who recommended 5 load of #2 fill dirt, cut and swale a catch basin for an approximate cost of \$1800-1900. A formal committee was established for the park improvements with Patsy Gillham as the head. Rick and Susie to be contacted on any actions.

Jim Taylor made a proposal to go with no more than \$10,000 in improvements in the park. No one seconded.

Susie proposed to go for the whole thing, structure, gravel, installation, and grade elevation. Seconded by Charles. Cost-\$21,357. Jim K. made one stipulation that it be run before insurance before dispensing any funds. Unanimous approval, 1 against.

LEGAL: No releases.

Jim K. will write up a newsletter to make homeowners aware of the park improvements.

POOL: Pool improvements were accomplished. No other problems.

Discussion on Houston Housing Authority on low cost housing to HUD.

TREASURER: Bill presented and paid.

ADJOURNMENT: 9:20 p.m.

LARGE & SCHULTZ
ATTORNEYS
6919 ANTOINE, SUITE E
HOUSTON, TEXAS 77091

(713) 688-4561

DENNIS A. LARGE
1940-1980
R. MARK SCHULTZ

June 9, 1987

Board of Directors,
Inwood Forest Community Improvement Association

Dear Board Members:

I regret that I am unable to be with you at the start of this meeting. I was called to Court very late this afternoon, and I do not know when I will be finished with the hearing. I hope to join you later.

By this letter, I will address three (3) matters: Maintenance Fee Liens and Releases, Deed Restrictions and the proposed Park.

No Releases are presented this evening and 1987 lien information has not been provided to me to date. As such, liens have not been filed.

The Deed Restriction Committee did not meet in May and no new suits were filed. However, a non-conforming fence was being constructed on a lot on Bent Bough. I contacted the property owner, and work seems to have ceased. The fence, as being constructed, was too high and was beyond the permissible fence line. I do not expect that litigation will be necessary. If construction recommences, however, I will need to move quickly. I request your approval to file suit in such event.

I attach a copy of the Association's agreement with the Inwood Forest Civic Club. I call your particular attention to the second paragraph on page 2, which provides, in pertinent part, as follows:

The ... Association ... will use such funds ... for such purposes as will benefit all residents of ... Inwood Forest ..., provided, however, ... the funds ... shall [not] be used for any project or purpose for which maintenance fee income ... is currently being expended, including, without limitation, swimming pool and esplanade maintenance and operation and mosquito control.

I have been told that all existing park equipment has been donated. If that is the case, you may certainly use the funds for capital purchases for the park. I would have some concern about using the funds for operations and maintenance, however. This would seem to be prohibited. Even if existing equipment had not been donated, I would still not have any reservations about using funds to purchase equipment and make improvements of a capital nature.

Letter to Board, I.F.C.I.A.

6/9/87

P. 2

With reference to use of Association maintenance fees, the Board may permissibly expend funds for capital purchases and may allocate operational funds on a year-by-year basis. As a general rule, you may not commit funds beyond your fiscal year. Each year you would have to address the question of the amount of funds you could allocate. To commit funds for a number of years in the future would not only be fiscally imprudent, but would also violate your charter, by-laws and laws pertaining to non-profit corporations.

I again apologize for not being with you at the beginning of the meeting. I do hope to join you later.

Very truly yours,



R. Mark Schultz

:na

ENCL.

AGREEMENT

WHEREAS, the INWOOD FOREST CIVIC CLUB, INC., a Texas non-profit corporation, is charged with the responsibility of serving the interests of the residents and property owners of the Inwood Forest addition to Harris County, Texas; and

WHEREAS, the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, is similarly charged with the responsibility of serving the community interests of the residents and property owners of the Inwood Forest addition to Harris County, Texas; and

WHEREAS, the INWOOD FOREST CIVIC CLUB, INC., is no longer an active association; and

WHEREAS, the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION is an active organization and is presently discharging many of the responsibilities of the INWOOD FOREST CIVIC CLUB, INC.; and

WHEREAS, the INWOOD FOREST CIVIC CLUB, INC. has accumulated and is holding funds equal to or in excess of \$17,339.31; and

WHEREAS, the INWOOD FOREST CIVIC CLUB, INC. desires and intends to transfer such funds to the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, to be used only for the purposes hereinafter detailed; and

WHEREAS, the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION desires and intends to accept such funds and agrees to use the same for the purposes hereinafter detailed;

THEREFORE, the INWOOD FOREST CIVIC CLUB, INC., subject to the terms and conditions hereinafter contained, has transferred and set over unto the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, and by these presents does transfer and set over unto the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, the sum of \$17,339.32, more or less.

The INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION agrees that funds will be deposited in insured accounts earning the highest available interest.

The INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION agrees that it will use such funds and interest and income therefrom for such purposes as will benefit all residents of the Inwood Forest addition to Harris County, Texas, provided, however, neither the funds nor the interest or income therefrom shall be used for any project or purpose for which maintenance fee income to the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION is currently being expended, including, without limitation, swimming pool and esplanade maintenance and operation and mosquito control.

In the event funds are expended by the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION for any prohibited or proscribed purpose, the balance of the funds shall, on demand, be promptly returned to the INWOOD FOREST CIVIC CLUB, INC., or its successors or designated assigns.

In the event of dissolution or dormancy of the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, the balance of the funds remaining on deposit, not having been previously expended hereunder, shall be transferred to a bona fide, non-profit association representing the interests of the residents of Inwood Forest.

The undersigned acknowledge and affirm that they have full authority to execute this document and to do the acts herein contained for and on behalf of their respective corporations.

This instrument is executed in multiple originals on the 11th day of June, 1984.

ATTEST:
Cynthia Lopez
Secretary

INWOOD FOREST CIVIC CLUB, INC.
By J. V. Hargrove
J. V. Hargrove, President

ATTEST:
Jane Bliese
Secretary

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
By James Kilpatrick
James Kilpatrick, President

QUOTATION

FROM **BJ's PARK and RECREATION**
— PRODUCTS —
 A DIVISION OF B. J. ROSE, INC.
 P.O. BOX 15, FRIENDSWOOD, TEXAS 77546
 (713) 482-0278
 1-800-392-6158

Date 6-1-87

Terms Due on receipt, 2%
late charge due 20 days
after date of invoice.
 Prices quoted are
 F.O.B. Jobsite

Delivery 4-5 weeks

Price Firm For 30 days

TO
 Inwood Forest HOA
 c/o Patsy Gillham
 7506 Deep Forest
 Houston, Texas 77088

We are pleased to quote as follows.

| Quantity | Description | Price | Amount |
|----------|-------------------------|--------------------|---------------|
| | Individual Phases | | |
| | PR-68 modified Phase I | \$ 3,737.00 | |
| | Freight | \$ 320.00 | |
| | <u>Total</u> | <u>\$ 4,057.00</u> | 4057 |
| | PR-68 modified Phase II | \$ 4,878.00 | 5503 |
| | Freight | \$ 625.00 | 3317 |
| | <u>Total</u> | <u>\$ 5,503.00</u> | <u>12,873</u> |
| | PS-12ab w/wide slide | \$ 3,047.00 | |
| | Freight | \$ 270.00 | |
| | <u>Total</u> | <u>\$ 3,317.00</u> | |
| | SB-18 | \$ 678.00 | |
| | Freight | \$ 140.00 | |
| | <u>Total</u> | <u>\$ 818.00</u> | |

By Kevin Hanes

Cary A. Moore
MasterKraft Enterprises
199 Greens Toad Box 225
Houston, Texas 77060
(713) 580-8107

No
Date 5/27/87
Sheet No

Proposal Submitted To:

Work To Be Performed At:

Name Inwood Forest HOA c/o Patsy Gilliam
Street 7506 Deep Forest
City Houston
State Texas 77088
Phone (713) 445 1881

Inwood Forest Recreation Center
Street
City State
Date of Plans
Architect

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- 1. One Big Toy PR-68 modified
- 2. One Big Toy PS-12ab with wide slide
- 3. One Big Toy SB-18 Structure

PRICE: \$3,669.40
LESS DISCOUNT: (669.40)
TOTAL: \$3,200.00

Price includes all concrete and labor necessary to complete the installation of above listed playground equipment.

19732
1900

21632

11852
3200
4680

19732

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings, specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Three thousand two hundred ----- Dollars (\$3,200.00) with payments to be made as follows: upon completion.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by MasterKraft Enterprises.

Cary A. Moore
Cary A. Moore

Respectfully submitted

Per MasterKraft Enterprises

Note—This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are acceptable and are hereby accepted. You are authorized to do the work and payment will be made as outlined above.

Signature

Signature

Date



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING
July 14, 1987

CALL TO ORDER: 7:33 p.m. Present: Jim Kilpatrick, Jim Taylor, Susie Loxterman, Rick Vance, Charles Griggs and Mark Schulz.

LEGAL: 6 releases presented for signature. Liens will be ready by next week.

ESPLANADES: Gorman Morris is changing the name to Troy Smith. Jim Taylor made a motion that the original name change to Gorman Morris and then to Troy Smith be presented to the board in a letter for our files. Seconded by Rick. All approved. Troy asked to use the storage shed for storing the lawn equipment. A fee of \$35 was agreed on. Jim Taylor made the motion, Rick seconded. All approved.

POOL: Termites in several buildings along with ants. Will get a couple of bids on extermination. Plaster of pool is coming up in several places. Will contact Oasis Pool Plastering to repair.

PARK: There will be no rate change in the insurance with the new playground equipment. A mobil home park (Spring Oaks Mobile Homes) will remove all the old equipment except for the swing set, grade the land and haul off. They will furnish a letter of their intent to the board. Motion made by Rick to do this and seconded by Jim T. All approved.

Regarding the playground equipment, a \$500 difference in the price originally quoted with a slight change in the equipment received. Motion made to accept the difference. Seconded and approved.

The old equipment is to be moved on the 25th.

TREASURER: All bills were presented and paid.

ADJOURNMENT: 9:05 p.m.

Response on pt. 5 (K) 2/87

✓ Pat Williams red panasonic
448-3654 10-speed

✓ Susan Strassel
445-1847 light blue 10 speed

~~Mickey Humphreys 445-1111~~ light
Mr. Duncan 445-2692 possible
3 speed

Mr. Alterman 445-0780 Roth blue
Peggy O'Hare 445-9208 center fork
red lines

✓ Jo Lynette 445-2548 chrome
Karen Leonard 320-5988

~~Raopa Melgiri 999-5932~~
AMF tan 3 speed

open hood scratch Dec 19
in rear wheel woman's
clothes

~~Ann 521-7637~~
Ralt

interested
in price
of car

~~BE~~



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING
August 11, 1987

CALL TO ORDER: 7:40 p.m. Present: Jim Taylor, Jim Kilpatrick, Susie Loxterman, Charles Griggs, Rick Vance, and Mark Schulz.

LEGAL: 143 liens presented for signature. Total \$15,840.

64 - 1 year
33 - 2 year
20 - 3 year
10 - 4 year
4 - 5 year
5 - 6 year
6 - 7 year
1 - 8 year

ESPLANADES: Shrubs were trimmed at Antoine and Arnecliffe intersection. All others are fine. Lot of trash being thrown out but it is getting cleaned up every 10 days. No amended contracts yet from maintenance people.

POOL: The diving board was closed down on the 9th because of its danger of breaking. I recommend the board be replaced with a \$1000 limit. OK'd by board. Received two bids on termite extermination. One from Orkin at \$850 and one from North Lance Exterminating for \$660.00. I will investigate the procedure and chemicals used in the process. The pool is to be closed down the week school is open prior to Labor Day. Then reopen the pool for Labor Day weekend. (9/5,6,7) Received approval from the board to give Tim Hill a \$300 bonus for all the things he does around the pool.

Jim Taylor brought up the fact that we might want to reconsider becoming a member of the Northwest Coalition in that they are fighting to prevent foreclosed properties going to depressed housing. Everyone would have to attend the meetings once a month on a rotation basis. Jim suggested the newest three members on the board be the first to go to assess the Coalitions efforts. The motion was seconded and all approved. Jim will find out about the meetings.

Jim K. brought up the subject of an award dinner for a citizen that has done a lot for the area. Everyone was in agreement to do this again this year.

TREASURER: All bills were presented and paid.

ADJOURNMENT: 9:15 p.m.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING
September 8, 1987

CALL TO ORDER: 7:40 p.m. Present: Jim T., Jim K., Susie, Rick, and Mark.

LEGAL: All liens have been filed and cards have gone out. Mark suggested preparing the bill for next years maintenance for townhomes in the fall. The Deed Restriction Committee is reorganizing on Monday. 3 suits have made it to the judgment stage (Fence violations), 2 gave up the fight.

There was discussion on the storage buildings at Antoine and Victory being turned into a flea market. Not much we could probably do but will keep an eye on any changes going on.

POOL: Diving board was replaced. Doc will take it down and put in away for the winter. The pool was broken into on August 18 damaging 4 steel doors. Will check with insurance to see what the deductible is. A sign is needed for the park area. Rick made a motion to put up a sign and put out a newsletter on the new park.

ESPLANADES: Due to go out on bid again. \$22-23,000 + extras. Jim T to talk to them and get response by the 20th.

N. W. Coalition news - nothing to report.

Jim K. to talk to Paul Meeting about Candy Prater as Citizen of the Year.

TREASURER: All bills were presented and paid.

ADJOURNEMENT: 9:00 p.m.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING
October 13, 1987

CALL TO ORDER: 7:32 p.m. Present: Jim Taylor, Jim Kilpatrick, Susie Loxterman, Mark Schultz and Charles Griggs.

LEGAL: 9 lien releases to be filed totaling \$432. Mark will execute on behalf of the board. Deed Restriction Committee had good attendance at their last meeting. One case needs to be filed (location on Bent Bough); has to do with commercial vehicle, furniture in view and fence violation. 3 letters sent by Paul, 2 by Mark and several phone calls. The board OK'd filing. Mark anticipates no recent future filings.

ESPLANADES: Everything OK. Contract is up for renewal. Jim T. will get bids.

POOL: Cost to replace two posts at the pool will be \$170.. Board OK'd Anthony Construction to do the work. Recommendation made to have trees overhanging the pool cut down. OK'd by board. Cost \$125. Need to have tables anchored down in the park area. Will check with Anthony to see if he can do this work. Will get an estimate on doors at the pool.

TREASURER'S REPORT: Bills were presented and paid. Toucan check from July needs to be canceled and rewritten. Income statement had several discrepancies in it.

ADJOURNMENT: 8:52 p.m.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING
November 11, 1987

CALL TO ORDER: 7:39 p.m. Present: Jim Taylor, Jim Kilpatrick, Charles Griggs, Mark Schulz, Rick Vance, Susie Loxterman and Troy Smith.

LEGAL: There are 3 liens to be released by Mark. End of releases for the year. Not much action being taken by the Deed Restriction Committee. Injunction against Carol Sprig 12/1/87 to be removed. Most violators are responding to letters.

Mark recommends that all homeowners' associations have director's and officers liability.

ESPLANADES: Troy was present to present contract on maintenance of esplanades. It is to be extended one year as per last contract. Contract expires Oct. 1987. Letter extending the contract should be backdated to Oct. 1, 1987. Troy will put lounge chairs away for winter. He is also to submit a bid on replacing doors at pool.

POOL: Quote on having one more post replaced and anchor both tables in the park down in concrete is \$190 by Anthony Contracting. It was OK'd by the Board. Get a sign for the park 2x3'. Check with Mark on wording.

Paul Meeting concurred that Candy Prater would be a good nominee for Citizen of the Year. Jim will talk to the Golf Club about a date. The second week of January was the proposed date.

Change in May 12 minutes to read Greason L. Davis.

TREASURER'S REPORT: Quote on Errors & Omission insurance by Braniff Insurance was \$1,500 for 1 year with 1 mil limit. It was OK'd by Board. General Liability insurance is \$3516 for 1 year. This was also OK'd by Board. Bills were then presented and paid.

ADJOURNMENT: 9:15 p.m.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
December 8, 1987

CALL TO ORDER: 7:32 p.m. Present: Jim Kilpatrick, Jim Taylor, Charles Griggs, Rick Vance, Mark Schulz and Susie Loxterman.

LEGAL: No releases and no new deed restrictions filed. Discussed removing signs from the esplanades of Inwood Forest. Mark did not recommend removing the signs because of a recent law suit where a man was charged with assault and trespassing. Mark recommends writing a letter to owner of sign with a cc to McKaskle. The board decided to continue removing signs unless the owner confronts them about it. There was a discussion on the feasibility of foreclosing on a home to collect past due maintenance fees. It can be done but in our case fees are usually collected before they are that much money to make it worthwhile. We will continue to handle matter in the same manner we always have.

ESPLANADES: Good condition. Lot of signs.

POOL/PARK: Board approved placing a 2x3' sign in the park costing \$145.00. It is to face the parking lot area. Check on why lights are on during the day at the pool.

Positions 2 & 4 are open for election. (Rick Vance and Jim Kilpatrick.)

Susie will talk to Paul Meeting to see if January 15 is OK with Candy Prater. Need tickets, flowers, plague and a photographer.

TREASURER: Bill were presented and paid. Budget for 1988 presented and OK'd as presented.

ADJOURNMENT: 8:47 p.m.

LARGE & SCHULTZ
ATTORNEYS
6919 ANTOINE, SUITE E
HOUSTON, TEXAS 77091

DENNIS A. LARGE
1940-1980
R. MARK SCHULTZ

November 23, 1987

(713) 688-4561

Board of Directors
Inwood Homeowners Improvement Association

Dear Board Member:

The Texas Supreme Court's opinion in Inwood North Homeowners' Association v. Harris was published last week. This is the case in which the Court held that a maintenance fee lien could be foreclosed upon and a homestead forcibly sold for nonpayment of maintenance fees.

I frankly believe the case was incorrectly decided. My view, and that of most attorneys in the State, is that the homestead provisions of the Texas Constitution are extremely strong and allow forced sale of the homestead only for nonpayment of purchase money (mortgage), home improvements loans and ad valorem taxes. The Court's reasoning around the Constitution is not convincing, and the Court ignored the history of the State. Texas is the birthplace of homestead protection. My negative feelings aside, we now have a strong tool for collection of maintenance fees which you need to consider.

The lien which arises from nonpayment of maintenance fees is neither a deed of trust lien (as in a mortgage) nor a vendor's lien. It is a contractual lien which should be perfected by filing an Affidavit of Lien. We have done this for some time. After filing of the lien, a suit is prepared and filed in District Court seeking foreclosure of the lien and a sale order. In the past, action in this area was limited to non-homestead (rent) property. If we are successful in the Court, the Court will order the Sheriff or Constable to sell the property at auction. If the property is sold, the Association recovers its maintenance fees and any surplus goes to the owner of the property (or the mortgage company or others).

Note that this is not a deed of trust lien situation in which it is not necessary to first go to Court. The Association is not a trustee and cannot post the property for sale itself. You can expect out-of-pocket fees of \$500.00 for each foreclosure sought. Estimated time in court is 6-18 months. Naturally, the Court may allow the Association recovery of attorney's fees and costs of court.

An unanswered question is: What happens to the mortgage lien? The Court does not deal with this question. It is inconceivable that the mortgage company will be expected to bear any loss due to an

Association's foreclosure. In other states, the courts have held that the Association's lien is inferior and that, as such, the Association must take subject to the mortgage (and, in effect, assume the mortgage payment) or pay off the Mortgage. With deflated property values, it is highly likely that a forced sale could generate less than adequate funds to pay the mortgage company and the Association. This obviously makes the foreclosure tool less viable. Certainly, the mortgage company should be advised of any proposed foreclosure. Perhaps it will then pay the maintenance fees.

There are several ways in which the Association may use this new tool. I will be glad to explore your options at the next meeting.

Very truly yours,



R. Mark Schultz

RMS/bf

UNITED STATES FIDELITY AND GUARANTY COMPANY
13101 N.W. FREEWAY - HOUSTON, TEXAS 77210

December 1, 1987

Ms. Loxteiman
Inwood Forest Community Improvement Association
6919 Antoine, Suite E
Houston, TX 77091

RE: Claim No. : 2900-F-046913-00-9
Insured : Inwood Forest Community Improvement Association
D/Loss : 8-19-87
Type of Loss: Burglary/Vandalism

Dear Ms. Loxteiman:

I have made several requests upon you to submit the Theft Questionnaire, as well as the Personal Property Form itemizing the items you had stolen as a result of the 8-19-87 burglary loss. To date, we have not received a response from your office. Therefore, let this correspondence serve as our official notice advising you if we have not received any response from you within the next 10 working days, we will assume that you are not making a claim and proceed to close our file accordingly. My direct line is 460-7113.

Sincerely,



Debra M. Love
Senior Adjuster

DML:rkj

cc: Ms. Susie Loxteiman

*talked to Debra Love 12/4/87
she wanted to know if replacement
is necessary due to burglary or
maintenance problem.*



United States
Postal Service

HOUSTON DIVISION
Houston, Texas 77201-9998

BULK BUSINESS MAIL FEE -- ANNUAL FEE

*Sent in
12/9/87*

Dear Bulk Business Mail Customer:
Attn: Accounts Payable

As in the past, we are once again asking your cooperation in paying your Bulk Business Mail Fee NOW for the forthcoming calendar year (January 1 thru December 31), if you plan to mail during 1988.

Please complete the enclosed Bulk Business Mail Renewal card and return it with your remittance of \$50.00, preferably in the enclosed postage paid envelope, or present your payment in person at:

Window Unit
401 Franklin Ave.
Houston, TX 77201-9718

THE RENEWAL CARD, PS FORM 3621, MUST BE SIGNED. IN ADDITION, PLEASE VERIFY YOUR ADDRESS AS SHOWN ON THIS CARD AND MAKE APPROPRIATE CORRECTIONS (address, telephone number, etc.). It is essential that the card be returned with your check or brought to the post office, if paying in person.

We want to express our appreciation for your cooperation in paying your Bulk Business Mail Fee prior to the end of the year and we look forward to another year of serving your postal needs.

For further information, please call the Bulk Mail Acceptance Unit at 226-3516.

Sincerely,

O. E. Sterling
O. E. Sterling
Operations Manager

SND04:15190:OESterling:dnm:9704



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
January 12, 1988.

CALL TO ORDER: 7:35 p.m. Present: Mark Schulz, Susie Loxterman, Jim Kilpatrick, Jim Taylor, Rick Vance.

LEGAL: There were two releases for 3 years which Mark will sign. One (1) deed restriction may need a suit filed located at 5807 Green Terrace (trailer used for business purposes). Not cooperating in moving it. The board OK'd going to suit on it if necessary.

POOL: Pool was flooding yard in Arbor Oaks. Have Doc drain and shut off water going to the wading pool and try to isolate where the leak is at. Get a quote on having light replaced that fell over and replacement swing seats.

ESPLANADES: Jim will do some checking on trimming and mulching since Troy Smith's quote seemed a little excessive.

50-60 people are expected at the awards dinner for Outstanding Citizen. I will take care of flowers(\$35-50).

Four applications received for open positions on the Board. They were from V. J. Turner, Jr., Rick Vance and Jim Kilpatrick. Jim Taylor was to contact them to answer any questions they had and to be sure they would be at the annual meeting.

TREASURER'S REPORT: Bills were presented and paid.

ADJOURNMENT: 9:14 p.m.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

ANNUAL MEETING
January 18, 1988

CALL TO ORDER: 7:43 p.m. Board Members present: Jim Kilpatrick, Jim Taylor, Susie Loxterman, Mark Schulz (legal).

Jim Kilpatrick opened the meeting by presenting the 1987 Board to the residents who attended the meeting.

DEED RESTRICTION/ARCHITECTURAL CONTROL COMMITTEE: Paul Meeting told a little about the committee and its history. The Board has been operating since 1975 when it was taken over from the developers. Since then, 1 suit was lost, 1 solved and ten pending, 27 violations not cleared yet. In 1987, 100 letters were sent out for violations, mostly boats/trailers. Don Byrnes, Paul Meeting and Candy Prater make up the Architectural Control Committee. Need more volunteers to help with some of the Sections in Inwood Forest.

JimK. made some suggestions for possible activities for 1988 such as support the garden club, awards for Xmas decorations, and a community affair on July 4 at the pool.

Pat Gandy suggested that a newsletter be sent out once a month to all residents letting them know about real estate activity, police reports in the area and anything else of interest. Pat volunteered to do the newsletter. Paul Meeting made the motion to accept it and it was seconded. All approved.

Jim K. recommended that the Board get with legal to see about increasing annual rate for maintenance fees as another north-west subdivision had a similar situation to ours and successfully accomplished raising their fees.

TREASURER'S REPORT: The new 1988 budget was presented for approval by Jim K. since Rick Vance was unable to attend. A motion was made to accept the budget as presented. It was seconded and all approved. Our 1987 delinquency rate was 7.8% which is the highest we have had in some time. It is still considered to be a very good percentage.

ANNUAL MEETING

Page 2

Two positions were up for election this year. Jim Kilpatrick, Rick Vance, V. J. Turner, Jr. (not present), and Tim Parker, J.D. (not present). Jim asked for other nominations from the floor. Don Byrnes made the motion to accept nominations as submitted. It was seconded and approved. A move was made to vote by a show of hands. It was seconded and approved by everyone.

Jim Kilpatrick and Rick Vance were reelected to the Board.

Jim K. brought up changing the annual meeting because of the Martin Luther King holiday falling on the same day as the annual meeting. A motion was made to amend by-laws to change date of annual meeting to the 4th Thursday of January. It was seconded and all approved.

ADJOURNMENT: 8:41 p.m.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
March 8, 1988

CALL TO ORDER: 7:30 p.m. Present: Gerald Bacus, Jim K.
Susie Loxterman, Charles Griggs.

Gerald Bacus was present to submit several drawings and plans for improvements along Victory between Antoine and Deep Forest. He plans to do these improvements with the help of a Boy Scout Troop 655 and Rice U. Student Volunteer Program. A motion was made to accept the proposal. It was seconded and all agreed. A letter has to be sent to the Parks Dept. with copies of the plans. Jim K. will draft up a letter.

LEGAL: June 1, 1988 Mark Schulz will be leaving his practice. By April he will know who will be taking over his practice.
B. C. Peterson - fence violation.

POOL: Was given \$630 allowance for board replacements along the fence on Little York. Three boards need replacing. \$800 for door replacements. The pool keeps flooding a resident of Arbor Oaks yard. It is thought that the baby pool might have a leak. I will see if Doc can keep the level down enough during the winter so it does not overflow. Siding on building needs to be replaced due to water rot. Will get an estimate. I will arrange to have the concrete picnic table in the park removed because of instability. We will use the benches in the park. Troy will trim the esplanades for \$410.00.

Charles resigned due to medical and personal reasons.

The City took 5 trees down on Antoine.

TREASURER'S REPORT: Bills were presented and paid.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
April 12, 1988

CALL TO ORDER: 7:30 p.m. Present: Jim Kilpatrick, Mark Schulz, Susie Loxterman, Rick Vance and Pat Gandy.

LEGAL: Jim York will be taking over Mark Schulz's practice. A two (2) drawer file cabinet will need to be moved along with three (3) legal file drawers. Over the next month, the Board will be looking for an attorney to replace Mark. May will be the last meeting Mark will attend. Most all lawsuits will be resolved by that time. There are several releases to file. Liens need to be taken care of early so that the new lawyer won't have to do that. June 2 they will be signed by Jim K.

Pat Gandy attended the meeting to find out what should go into the President's column. I will write something about pool opening dates and hours, etc. Bob Rice is typesetting and printing (447-1634 h.) The answering service will be disconnected so we will want to publish Board members and phone numbers. Pat suggested that IF contribute 3 prizes for a Poster Contest to be held for Inwood area school. Everyone was in agreement with a limit of \$75.00 for 3 prizes.

POOL: Two (2) drains are to be installed at the pool to help drainage so that Arbor Oaks yards will not flood. Cost \$280.00. Remove concrete table and replace. Hours at the pool stay the same. \$4.50/ hour for David Craft. Party fees are \$25 still plus guard fees. Prices for adult members - \$7.50; children - \$5.00. Guests \$1.50.

TREASURER'S REPORT: Bills were presented and paid.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
May 10, 1988

CALL TO ORDER: 7:34 p.m. Present: Jim Taylor, Jim Kilpatrick, Jim York, Mark Schulz, Rick Vance and Susie Loxterman, and Joanne Ferguson.

LEGAL: There are 168 liens to be filed. One matter will be ready for suit at the June meeting. There won't be a deed restriction committee meeting in May due to the holiday. Jim York was present to apply as a replacement for Mark Schulz. He has been a resident of IF for 18 years; has assisted Mark in some cases; and is enthused about working with IFCIA. Jim K. explained how the organization worked. Jim York's office is at 290 & Dacoma. He has 25 years experience in legal practice. A motion was made by Rick to use Jim Y. as our attorney. It was seconded and all approved.

Joanne Ferguson was present to propose a meeting of security companies to address crime prevention in your home. Suggested place was pool/park area. The IFCIA will support but not endorse any products. Copies of deed restrictions will be passed out.

ESPLANADES: Troy will fertilize this month. He proposed cutting sidewalk area from Cypress Grove to Victory. We don't have access to that property. He will mow the pool once a week and park every ten (10) days.

POOL: Siding replacement estimate was \$480.00. It was OK'd to replace siding. Possible replacement for Tim Hill is Bear Craft. He has worked as a sub for Tim. Will try to get answer by the 20th. Need to get delinquent list and Dr. Pepper machine before opening day. Pool will open Memorial Day weekend. Picnic table replacing concrete table was installed.

TREASURER'S REPORT: Bills were presented and paid.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
June 14, 1988

CALL TO ORDER: 7:37p.m. Present: Jim York, Don Byrnes, Jim Kilpatrick, Rick Vance, Paul Meeting, Jim Taylor and Susie Loxterman. Paul Meeting will take Charles Grigg's place on the board for the remainder of his term.

LEGAL: There are 61 releases that need to be filed as a result of payments. Post cards have been sent out on the ones past due. It has been discovered that various suits and liens which were to have been filed by Mark Schulz may actually have not been. There were liens filed which should not have been filed because of not using an updated list. Appropriate action may be taken against Mark Schulz if it can be documented that suits were not filed that were charged for. Suits that the Board thought were pending, no one can find. We were also charged filing fees for suits not filed.

Rick Vance moved that we allow Jim York to proceed on filing suits immediately. Susie seconded, all approved.

Paul will write a letter to Mark Schulz asking where some files are that seem to be missing.

We will change to a post office box for future mailings.

POOL: We are using a tablet system for chlorinating the pool rather than gas because of a malfunction. Bear Craft is our gate guard.

First newsletter came out recently and looks good but needs to be proofread.

There was discussion on who should be the Registered Agent of the Corporation. Everyone agreed that it should be the President so that a control can be kept on everything that happens.

The next deed restriction meeting will be the last Monday of the month at Jim York's office.

TREASURER'S REPORT: Bills were presented and paid.

James M. York

Attorney and Counselor at Law

10120 Northwest Freeway
Suite 200
290 at Dacoma
Houston, Texas 77092

Telephone
(713) 957-4177

Board Certified
Texas Board of Legal Specialization
Civil Trial Law and Family Law

June 14, 1988

TO: Board of Directors of Inwood Forest CIA

Report of Status of Legal Matters
as of June 14, 1988 Board Meeting

RE: Change of Registered Office and Registered Agent

Due to change of legal counsel the address of the Registered Office and Registered Agent needs to be changed from the office of Mark Schultz to my office and I should be appointed as the new Registered Agent if that is your desire.

I am presenting to you the necessary legal documents for signature of the President to effect the change:

- (1) Resolution of Board;
- (2) Statement of Change of Registered Office and Registered Agent.

This change must be made through the Secretary of State of Texas and the function is for legal notices to the corporation to be served or mailed to the Registered Agent at the Registered Office.

Re: Liens for Maintenance Fees

As one of his last legal acts for the CIA, Mark Schultz filed the liens for unpaid maintenance fees by Inwood Forest residents.

As one of my first acts for the CIA, my office mailed postcard notices of the filing of liens to the delinquent homeowners. We are finding that many homeowners paid prior to the lien filing.

Problems have occurred which will be explained to you by Mike Dwyer which I understand is to attend this meeting for that purpose. The problems I have encountered and proposed resolutions are set forth in my attached letter to Jim Kilpatrick.

Re: Pending Lawsuits

I want to inform the Board of the status of the pending lawsuits according to my examination of the records of lawsuits in the Harris County District Clerk's Office. I attach a copy of this list of lawsuits filed in Harris County District Clerk's Office from 1969 through March 31, 1988.

I have all of the files noted "JMY" under file location and do not have the following files in which suits were filed:

- (1) F.J. Development Co., Inc.;
- (2) Couch Mortgage Company;
- (3) Robert Ferguson.

You will note from the listing as follows:

- (1) No lawsuits were filed in 1988 to March 31, 1988;
- (2) No lawsuits were filed in 1987;
- (3) Three lawsuits were filed in 1986 including Don Jackson (non-suit in Mark's file), Brian Claunch (not served according to Mark's file), and Robert Ferguson (I do not have Mark's file).
- (4) No lawsuits were filed in 1985;
- (5) No lawsuits were filed in 1984;
- (6) One lawsuit (Freeman Kirk d/b/a Inwood Grove Apartments) was filed in 1983;
- (7) Two lawsuits were filed in 1982 including John C. Krone (non-suit) and Richard Genotte (dismissed for want of prosecution).

If the Board directs, I can check the court files to determine the lawsuit status according to the official records. The listing of lawsuits is from the District Clerk's Records and the status is stated based upon my understanding of Mark's file.

Board of Directors Meeting
June 14, 1988
Page 3

Paul Meeting will have further information for you and I understand that he is to attend this meeting for that purpose. Likewise he has suggested suits for deed restriction violations which will require Board approval.

Re: Change of Attorney Procedures

As with all of my clients, copies of all relevant correspondence and all relevant legal documents will be furnished to the responsible CIA Officer or Committee Chairman. For example, until instructed otherwise, I will communicate and report to Jim Kilpatrick on all legal matters except the Deed Restriction matters which will be reported to Paul Meeting who, in turn, will report to Jim Kilpatrick as they may determine. If and when their successors are elected or appointed there will be an "attorney file" to turn over to the successor.

No lawsuits will be filed until Board approval is obtained at a regular or special meeting. The lawsuits will be filed and a status report issued in writing to the Board at its next meeting.

A complete listing of lawsuits and their status will be reported monthly in writing to the Deed Restrictions/ Architectural Contract Committee Chairperson.

SUITS BY INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

COURT RECORDS
1969 - THROUGH MARCH 31, 1988

| <u>Disposition</u> | <u>Case No.</u> | <u>Defendant</u> | <u>Court</u> | <u>File Location</u> | <u>Date Filed</u> |
|---------------------------------|-----------------|----------------------|--------------|----------------------|-------------------|
| Non-suit-1982 | 8114437 | A. Omsi-Abdeen | 234th | JMY | 3/23/81 |
| Suit Filed- (status unknown) | 1148629 | David I. Smith | 190th | JMY | 10/18/77 |
| | 1149847 | John T. Burleson | 113th | JMY | 10/26/77 |
| | 1149822 | Richard Strassell | 80th | JMY | 11/26/77 |
| * | 7925296 | Phillip Yockem | 125th | JMY | 6/11/79 |
| Dismissed | 1059672 | James Q. Thomas | 125th | JMY | 1/26/76 |
| | 1078396 | Lillian Purcell | 215th | JMY | 6/2/76 |
| | 1027657 | Lamar Cotten | 190th | JMY | 5/27/75 |
| | 1027656 | Richard Guimares | 190th | JMY | 5/27/75 |
| | 1083353 | Bobbie Joe Tremain | 164th | JMY | 7/8/76 |
| | 961971 | Emil Dopyera | 80th | JMY | 11/2/73 |
| | 1078397 | Carolyn Milby | 189th | JMY | 6/2/76 |
| Injunction | 1026685 | Lillie Mae Brown | 151st | JMY | 5/19/71 |
| | 9704488 | Constance Mullen | 125th | JMY | 2/4/74 |
| | 8032905 | FJS Develop Co. Inc. | 113th | No Atty File | 7/21/80 |
| DWOP | 8114488 | James H. Lyons | 11th | JMY | 3/23/81 |
| DWOP | 8119327 | Dhrewang Melgiri | 55th | JMY | 4/22/81 |
| DWOP | 8211428 | Richard Genotte | 133rd | JMY | 3/10/82 |
| Non-Suit | 8122187 | Baltazar Benavides | 165th | JMY | 5/7/81 |
| Non-Suit | 8211427 | John C. Krone | 129th | JMY | 3/10/82 |
| DWOP* | 8031538 | Thomas L. Moore, Jr. | 270th | JMY | 7/1/80 |
| DWOP? | 8117601 | Tom Haynes | 61st | JMY | 4/9/81 |
| SUIT | 8049789 | Richard Van Steen | 270th | JMY | 10/24/80 |
| | 8032905 | Couch Mtge Co. | 113th | No Atty File | 7/21/80 |
| Non-Suit 2/86 | 8600993 | Don Jackson | 295th | JMY | 1/9/86 |
| No Cit.Serv. | 8643997 | Brian Claunch | 165th | JMY | 9/29/86 |
| No File | 8646969 | Robert Ferguson | 125th | No Atty File | 10/10/86 |
| NON-SUIT | 8325882 | Freeman, D. Kirk | 157th | JMY | 3/21/83 |

SUITS FILED AGAINST INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

| | | | |
|---------|--|-------|----------|
| 1008541 | Frank Warren vs. | 127th | 12/27/74 |
| 8873029 | City of Houston vs. (Tax Suit L.10, B.1, Sec. 20) | 80th | 5/18/87 |

James M. York

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290 at Dacoma

Houston, Texas 77092

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Board Certified
Texas Board of Legal Specialization
Civil Trial Law and Family Law

June 8, 1988

James Kilpatrick
Chairman, Inwood Forest CIA
5218 Moss Glenn
Houston, Texas 77088

RE: Maintenance Fee Liens

Dear Jim:

As you know, the post card notices of the lien filings have now been mailed to the homeowners relating to the May lien filings by Mark Schultz.

I am getting telephone calls from residents who maintain that the maintenance fee has been paid; I am sure that Mike Dwyer is getting more of these calls since his telephone number and not mine is on the postcard. At this point I have heard from Dennis Smith, Sharon MacDonald and Mrs. Cirillo.

This troubles me because I have concern that liens may have been filed in May when the maintenance fee was paid previously and before filing the liens; I have concern that only one statement was sent for the maintenance fee under the theory that "no statement is necessary except as a courtesy".

It is my understanding that some prior Releases of Lien may have been signed in the past by Mark upon telephone request by Mike Dwyer. I was requested to sign Release of Lien by Mike on yesterday and I forwarded it to you since I have no information upon which to rely and no authority to sign any document releasing the lien.

I would appreciate your consideration and submission to the Board, if you so desire, that the following changes be implemented:

James Kilpatrick
June 8, 1988
Page 2

(1) That at least two statements of the annual maintenance fees be sent to the resident before any lien is filed. This will avoid the legal fee for preparing the lien and preparing the release and the cost of recording the documents when the homeowner pays before the lien is filed. It may increase collection of the maintenance fees.

(2) That no Release of Lien be executed in behalf of the CIA except by you and then upon written instruction from Mike Dwyer confirming the receipt of payment of the maintenance fee and requesting my preparation of the Release for your signature.

I have received from Mark what was to be all of the CIA legal files of lawsuits; no lawsuits are now reflected as pending and no injunctions of any recent origin are included. I am checking the courthouse records to determine the status of lawsuits for injunction which Paul Meeting reflects as pending and for which I have no file from Mark. I hope to be able to advise the Board and the Restrictions Committee of this status at the upcoming monthly meeting.

If we need to discuss any of these matters before the monthly meeting please contact me at your convenience.

Sincerely

James M. York

JMY/dw

RESOLUTION OF BOARD OF DIRECTORS
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

WHEREAS, the post office address of record of the present registered agent of this non-profit corporation is 6919 Antoine, Suite E, Houston, Texas 77091; and

WHEREAS, the name of its present registered agent is R. MARK SCHULTZ; and

WHEREAS, that address and that registered agent are no longer available; therefore be it

RESOLVED that the post office address of record of the corporation be changed to 10120 N. W. Freeway, Suite 200, Houston, Texas 77092;

RESOLVED FURTHER that the successor registered agent be JAMES M. YORK.

Dated as of June 14, 1988.

James Kilpatrick, President



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
August 9, 1988

CALL TO ORDER: 7:38 pm. Present: Jim Taylor, Jim Kilpatrick, Jim York, Rick Vance and Susie Loxterman.

LEGAL: Follow-up letters were sent out to deed restriction violators. There was a telephone conference with Birchfield and he is to send documentation. 7-8 out of 10-11 are responding to the letters. No suits have been filed.

The citation that was served at the pool was answered. (G. A. Clisham)

The Crime Prevention Program was August 6, 1988 at the park. All but one exhibitor showed up. HPD was very supportive with a mounted patrol, crime prevention van and robot and an officer with his dog. A Houston Fire Department truck was there from 12-2. It was well organized by Joanne Ferguson. It was not attended very well. It would have helped to have had it advertised in the newsletter. There was discussion on alternative methods of getting the newsletter out on a regular basis.

ESPLANADES: Everything is OK there.

POOL: Everything OK. Have begun to sell some candy and chips.

TREASURER REPORT: Bills presented and paid.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
November 8, 1988

CALL TO ORDER: 7:50 p.m. Present: Rick V., Jim Y., Jim K.,
Susie L.

LEGAL: There are four (4) suits ready for a signature so they
can be filed. Jim K. signed all. Paul M. will be witness to
their filing and taking pictures in Civil District Court. There
were 121 releases prepared and ready for signatures. 1987 liens
were not filed by Mark S. 1986 were filed but we have no recording
information on those. Charges for preparing releases is \$15.00.

Jim K. will put out a letter on Xmas decorations and applications
for positions 1,3, and 5 (Jim T., Susie, and Paul M). Jim Y.
will check on the date of the annual meeting in the By-Laws.

All fence files are closed.

POOL: Baby pool overflowed twice in the past month. It is
flooding Mrs. Arbuckle's back yard. I will notify them to shut
circulation off to baby pool until the problem can be solved.
I will get quotes on what needs to be done to the pool. Have
light removed from pool that is falling down. Have Oleander
bushes removed on Antoine that are creating a visual problem
for motorists.

TREASURER'S REPORT: Bills were presented and paid.

November 3, 1988

Mr. James Kilpatrick
5218 Moss Glenn
Houston, Texas 77088

*take
out*

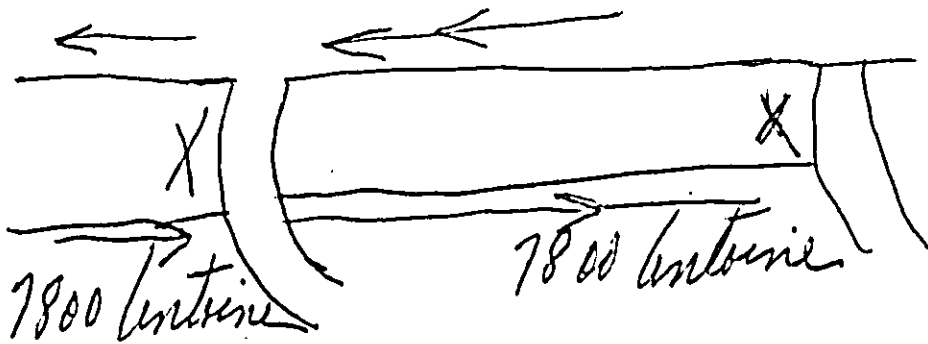
Dear Mr. Kilpatrick:

I would like to get on record with the L. F. Civic association that I have reported to you as to the danger of the large shrubs on the esplanade. We personally have had some very close calls for accidents since our view is blocked and have witnessed several. Must we wait for a fatality?

Thank you for your attention in this matter.

Sincerely,

Lenora Clay
Mrs. Lenora Clay



Mr. & Mrs. Loren B. Clay
7811 Antoine Drive
Houston, Texas 77088



Mr. James Kilpatrick
5218 Moss Glenn
Houston, Texas 77088

James M. York

Attorney and Counselor at Law

10120 Northwest Freeway
Suite 200
290 at Dacoma
Houston, Texas 77092

Telephone
(713) 957-4177

Board Certified
Texas Board of Legal Specialization
Civil Trial Law and Family Law

August 9, 1988

Report to Board of Directors INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

(1) OLD TAX SUIT AGAINST IFCIA:

The court file on the lawsuit against IFCIA by the City of Houston (NO. 87-23029 in the 80th District Court) was examined on August 5, 1988. This relates to Lot 10, Block 1 of Inwood Forest, Section 20 (7606 Antoine) which, according to Mike Dwyer, is in the name of Clarence Every, Trustee, at 7606 Antoine and from which six (6) years of maintenance fees are owed represented by IFCIA liens of record in the amount of \$144.00 (plus \$86.00 legal fees).

The taxes owed are \$5,812.14 as of June, 1987.

The lawsuit papers are against a principal homeowner, Bruce Michael Byrne, and James "Kirkpatrick" of IFCIA were both to be served at 7606 Antoine. The lawsuit papers were not served and the lawsuit remains pending.

Recommendation: We should proceed to collect our liens vigorously against the property short of foreclosure at this time.

(2) NEW TAX SUIT VS. IFCIA:

IFCIA was served this month by the City of Houston (NO.88-26832 in the 113th District Court) relating to approximately \$519.70 taxes owed by G. A. Clisham, Lot 21, Block 5 of Inwood Forest, Section 2 (7211 Deep Forest). We have filed an Answer to the lawsuit.

Mike Dwyer reflects this property in the name of Clisham and unpaid maintenance fees from one year and one pre-1986 year. We reflect liens of record by IFCIA in the amount of \$96.00 (plus \$56.00 legal fees).

(Signature)

(3) NEW REGISTERED AGENT:

The lawsuit in (2) was to be served to Dennis Large as registered agent and did not reflect Mark Scultz as registered agent. We are pleased to advise that James Kilpatrick is now the official registered agent due to our recent filing with the Secretary of State. The original documents have been sent to Jim Kilpatrick for the corporate records, and I have retained copies for my records.

(4) DEED RESTRICTION STATUS:

The Deed Restriction Committee authorized follow-up letters to our non-responding violators and we have had responses from several violators. No suits have been filed yet since we are hopeful of gaining more results without litigation costs and litigation risks.

(5) MAINTENANCE FEE INCREASE:

I am working on the question of maintenance fee increase, and hope to have a recommendation and/or opinion for you by your next meeting.

(6) LIEN PAYMENTS:

My office received one lien payment this month of \$75.00 from Les Newton. This, as have others, includes a legal fee and, I believe, the recording fee for the Release. I have under separate cover advised Jim Kilpatrick of my concerns about the payments and have forwarded to him a copy of the "Partial Release of Lien" forms which I think Mark Schultz used for IFCIA.

Thank you for the opportunity of representing the IFCIA at your direction.

Sincerely,



James M. York

JMY/ms



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

Board of Directors Meeting
September 13, 1988.

CALL TO ORDER: 7:35p.m. Present: Jim York, Jim Taylor, Jim Kilpatrick, Rick Vance and Susie Loxterman.

LEGAL: Follow-up letters were sent to deed restriction violators and subsequent contact was established with them this past month. There have been 120+ fences that are illegal. It was under our impression that suits had been brought against some of these violators but it seems that nothing was done or followed through with. Out of these, there are maybe two (2) which are really bad and should have cases filed against them. Paul suggested filing these and proceed on future ones accordingly. A motion was made to have Jim York proceed with cases on these fences first with thoughts of pursuing others at a later time. The motion was seconded and all approved.

(Birch-
field &
Dietrich)

Jim York is still pursuing avenues for raising maintenance fees.

POOL: Pool closed on Labor Day. Candy sales the last month of August were good.

ESPLANADES: Are looking good.

NEWSLETTER: Paul has volunteered to get newsletter out on a monthly basis with volunteers helping him. Rick suggested putting in out every other month.

Jim Kilpatrick has solicited a bid from a HPD officer for 24 hour security patrol for Inwood Forest for a matter of information.

TREASURER'S REPORT: Bills were presented and paid.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
October 11, 1988

Call to order: 7:42 p.m. Present: Jim Kilpatrick, Jim Taylor, Jim York, Susie Loxterman Rick Vance and Paul Meeting.

Legal: There are three (3) deed restriction suits that are ready to be filed (James, Martinez and Jenó). John Kubicek at 7107 Deep Forest was sent a demand letter for a boat which he moved but it is back today. Paul suggested filing suit. Jim Taylor seconded. All approved.

A suggestion was made to put suits won into the newsletter. Will do except legal needs to review beforehand.

Regarding amending the deed restrictions - can be done. There are several options by which it can be approached. Jim York is still investigating.

POOL: Pool overflowed.

ESPLANADES: Entry sign at Gulf Bank is down due to the City putting left turn lanes in at the intersection. We will have to have it put back up. Jim will take bids on that work.

Mosquito spraying is done 10 p.m.-2 a.m. once a week from April to October. It is \$70 per trip.

DEED RESTRICTIONS: A fence was down on Arncliffe, Pat Gandy took care of it. Several other things have been taken care of with good results.

NEWSLETTER: Green paper is to be used with black ink. It will be reviewed on Thursday and then printed. It should go out by November 1. The garden club will be judges for the light decorations done at Xmas time.

TREASURER'S REPORT: Bills were presented and paid.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
January 10, 1989

Call to order: 7:35 p.m. Present: Jim Taylor, Jim Kilpatrick, Jim York, Susie Loxterman, Rick Vance, Paul Meeting and Officer Corley.

SECURITY: Met on the 19th at Bethel Church for PIPS meeting. On the 24th, there will be a meeting on security with Officer Corley present.

LEGAL: There are four (4) suits pending. (1) Terry Floyd; (2) Genote (can't find him); (3) Martinez (hasn't been served); (4) Kubicek (boat) is to be signed. There are two (2) new violations. One has been resolved; the other one moved a trailer from front drive to the back yard. If it is in public view, it is a violation. Back yard is public view. An announcement will be placed in the newsletter to that effect and people will be given 30 days to correct any violations.

Jim K. received a letter from IF townhomes president regarding what their annual fees were for.

Seven liens were released.

ESPLANADES: Nothing to report.

POOL: Nothing to report.

There were seven (7) applications received for the 3 open board positions. Jim k. will contact them.

BILL/BUDGET; Bill presented and paid. Proposed budget presented with a \$16,377 deficit.

Adjourn

Susie Loxterman



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

ANNUAL MEETING
January 26, 1989

CALL TO ORDER: 7:40 p.m.

Jim Kilpatrick introduced himself to those present. He then introduced Rick Vance, Jim Taylor, Susie Loxterman and Paul Meeting (1988 board), CPA Mike Dwyer, and attorney Jim York.

Paul Meeting then talked about deed restrictions and the meetings and introduced those on the committee and on the Architectural Control Committee. 99 letters were sent out for violations or approvals. 4 have yet to be resolved. 3 involve vacant property. 1 will comply soon. He also talked about H.O.W. Joanne Ferguson was appointed cochairman on PIP and he congratulated her. He talked about the newsletter issues: Nov. 88, Jan 89, and the next which will be March 89. A resident of Section 1 prints the newsletter for us.

Jim K. then talked about deed restrictions and what a good job they were doing.

Jim then introduced Wanda Jones to talk about security for IF. She attended a security meeting Monday nite. She explained the details of security using Officer Corley on a 12 hr. per day, 7 days a week schedule. There were many questions and input from the residents present. Jim had a few comments.

Jim introduced Rick Vance to present the 1989 budget and go over 1988 budget. For 1988, there was a \$12,000 deficit. Legal expenses were up. For 1989, there will be a \$15,000 deficit. Legal is looking into raising maintenance fees.

Sam moved that the budget be accepted as presented. There were questions on insurance and mosquito control. The motion was then seconded and all approved.

Jim informed everyone present that in order to increase maintenance fees, all residents would have to be notified prior to the fact.

Jim went on to election of officers. Each person introduced themselves. Pat Gandy withdrew her nomination. Bobby Neese was not present. Sam Prater spoke for Susie L. and Paul Meeting. Voting took place. While the votes were being counted, Jim talked about Park/Pool Committee to start games going, security, esplanades.

Results of election: Tom Hawkins, Susie L. and Paul Meeting will be new officers for 1989, 1990.

Meeting adjourned: 9:15 p.m.



INWOOD FOREST COMMUNITY
IMPROVEMENT ASSOCIATION

BOARD OF DIRECTOR'S MEETING
2/14/89

CALL TO ORDER: 7:50 p.m. Present: Tom Hawkins, Jim K., Jim Y.,
Susie L., Rick Vance, Bill Garner. Paul Meeting arrived late.

LEGAL: There are currently 4 lawsuits in progress. Genot and
Martinez have left IF. Their suits are on hold. Kubicek has
an injunction which has been signed. There are 2 new violations:
(1) Steve Ying has received his 2nd letter re: business in home,
trailer in view, dog loose, and family living in his garage.
(2) 7215 Deep Forest (vacant) - HHA has cleaned up the house.
Four (4) liens have been released and all of Section 14 liens
released entirely.

Jim K. suggested two additional duties for board members:
(1) be active in deed restriction committee and architectural
control committee; and (2) be available for the security committee
to report to.

New board positions: Jim K. president; Rick treasurer; Tom
esplanades; Susie pool/park; Paul secretary.

Rick volunteered to get involved with the security committee.
Jim will talk to Pam Ray about doing the newsletter maybe.
Susie will talk to Patsy about being social director for park/
pool fun days.

Tom Hawkins phone #931-4071

Possible fund raiser for fixing pool.

Bills were presented and paid.

Meeting place will continue to be at Jim York's office on
2nd Tuesday of the month at 7:30 p.m.

MINUTES FOR IFCIA BOARD OF DIRECTORS MEETING APRIL 11, 1989

The meeting was called to order by Jim Kilpatrick, President, at 7:40 pm. Those members present were Jim Kilpatrick, Susie Loxterman, Tom Hawkins, and Paul Meeting. Jim York, Attorney for IFCIA was present.

Jim Kilpatrick recognized Kathy Power from Inwood Homes Association.

She presented IFCIA with a check for \$3300.00 to cover Inwood Homes Association share of the annual maintenance fee. She asked to be placed on our mailing list and Jim said OK. She also asked about our proposed Security Patrol, and stated the Townhouse residents sure hoped it passed. They want to join us in this endeavor in order to have more Security. Presently they are only able to afford 3 hours per 24 hour period.

Tom Hawkins agreed to run 50 copies of Section 7 deed restrictions which Paul Meeting had purchased from the County Clerk office for \$28.

Jim York stated the Mosquito contract and Swim Pool contracts were OK. Susie Loxterman will get with Toucan on the pool contract.

Tom Hawkins said he would ride with the Mosquito control to check out the spraying.

Paul Meeting reported on the Deed Restrictions Committee activities. Paul told Jim York he would investigate the 7215 Deep Forest Property and report back.

Tom Hawkins will check on the mowing of strip along Little York where construction is now finished. Tom will call Larry McCaskle's office about sink hole.

Tom Hawkins volunteered to serve on the Deed Restriction Committee, and the Architectural Control Committee. He was appointed to both committees.

Our esplanade contract has run out with Troy. Hawkins will get with Troy and renegotiate.

We must have telephone at the swimming pool by law when it is in operation. Susie Loxterman was given authority to have a telephone installed.

We need a "dumpster" at the swimming pool for trash according to Susie Loxterman. Tom Hawkins will talk to Telephone Company and also to dumpster company about a deal for IFCIA.

Brief discussion followed about the May 10th award dinner being put together by Pat Gandy to honor Principals of Schools serving I. F. Paul Meeting said he would keep checking with Pat to see how arrangements were coming.

Bills were properly approved.

The meeting adjourned about 9:15 pm.

Paul H. Meeting
Secretary, IFCIA

JUNE 25, 1989

MINUTES IFCIA BOARD MEETING JUNE 1989

THE INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION MET ON JUNE 13, 1989, AT 7:30 PM IN THE OFFICE OF JIM YORK ATTORNEY. THE MEETING WAS CALLED TO ORDER BY JIM KILPATRICK, PRESIDENT.

ALL BOARD MEMBERS WERE PRESENT, PLUS THREE GUESTS. THEY WERE: WANDA JONES, CHAIRPERSON IFCIA SECURITY PATROL SURVEY; AND TWO MEMBERS OF THE INWOOD TOWNHOMES ASSOCIATION.

JIM YORK REPORTED ON THE STATUS OF ALL LEGAL MATTERS PENDING FOR IFCIA, INCLUDING THE PROPOSED CONTRACT WITH MIKE CORLEY FOR PATROL SERVICES.

WANDA JONES REPORTED ON THE RESULTS OF THE SECURITY PATROL SURVEY, AND TOLD HER REASONS FOR WANTING TO GO AHEAD WITH THE CONTRACT WITH MIKE CORLEY. THE BOARD ASKED WANDA TO TAKE THE CONTRACT BACK TO MIKE FOR THE REVISIONS THAT JIM YORK SUGGESTED.

REPRESENTATIVES FROM THE TOWN HOMES STATED THEY WERE INTERESTED IN JOINING IFCIA IN HIRING MIKE CORLEY OFF DUTY HPD OFFICERS PATROL SERVICE. THE PRESIDENT, DREW, SAID THEY WOULD MAKE A MONEY OFFER WHEN THEY SAW THE FINISHED CONTRACT. HE TOLD WANDA JONES WE COULD COUNT ON \$1000 PER MONTH FROM THEM, OR ABOUT \$5. PER TOWN HOME.

PAUL MEETING ASKED JIM YORK TO FILE SUIT ON TERRY FLOYD FOR RUNNING A HOME IMPROVEMENT BUSINESS FROM HIS RESIDENCE, AND THE BOARD CONCURRED.

JIM YORK WAS ASKED TO DETERMINE A PLAN FOR RAISING IFCIA MAINTENANCE FEES, AND GIVE US A REPORT AND TIME TABLE FOR THE NEXT MEETING.

TOM HAWKINS ASKED FOR DIRECTION IN DEALING WITH TROY, THE ESPLANADE MAINTENANCE MAN. THE BOARD ASKED TOM TO TELL TROY WE NEED A NEW CONTRACT AND WE WANT ALL OF THE NEW ESPLANADES CARED FOR AT ABOUT THE SAME PRICE HE HAS BEEN CHARGING. THE NEW ONES ARE ON LITTLE YORK AND AN EXTENSION OF VICTORY, AFTER RECENT CONSTRUCTION ON LITTLE YORK.

SUSIE LOXTERMAN REPORTED ON SWIMMING POOL ACTIVITIES AND THE PURCHASE OF AN ICE BOX FROM WHICH CANDY AND DRINKS CAN BE DISPENSED. DAVID CROFT IS IFCIA EMPLOYEE RUNNING THE POOL FOR SUSIE AND THE BOARD.

RICK VANCE GAVE US THE LATEST FINANCIAL INFORMATION REPORT AND WE APPROVED MONTHLY BILLS AND WROTE SOME CHECKS.

THE MEETING ADJOURNED ABOUT 9:30 PM

PAUL H. MEETING, SECRETARY,
IFCIA

JULY 11, 1989

MINUTES IFCIA BOARD MEETING JULY 1989

THE INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION MET ON JULY 11, 1989, AT 7:30 PM IN THE OFFICE OF JIM YORK ATTORNEY. THE MEETING WAS CALLED TO ORDER BY JIM KILPATRICK, PRESIDENT.

ALL BOARD MEMBERS WERE PRESENT WERE: JIM KILPATRICK, TOM HAWKINS, PAUL MEETING AND RICK VANCE. GUESTS WERE: JIM YORK, ATTORNEY & WANDA JONES, CHAIRPERSON IFCIA SECURITY PATROL SURVEY.

JIM YORK REPORTED ON THE STATUS OF ALL LEGAL MATTERS PENDING FOR IFCIA:

1. Increase of Inwood Forest Maintenance Fee.
2. Loss of past due Maintenance Fees in case of foreclosure.
3. Cannot collect past due Maintenance Fees from R. J. Genotte, because it was not included in the suit. We would have to amend the suit. (IN FUTURE WE SHOULD ALWAYS SUE FOR PAST DUE MAINTENANCE FEES WHEN WE FILE SUIT)

4. Mr. York was asked to look over a letter composed by Paul Meeting, and come up with a more demanding letter to those residents who are behind with their Maintenance Fees.

5. Mr. York gave us a copy of the PLAINTIFF'S ORIGINAL PETITION AND APPLICATION FOR TEMPORARY INJUNCTION in the case of Terry Floyd.

6. Mr. York was to prepare a petition for IFCIA to be circulated to the home owners asking for permission to increase the maintenance fees. Will need 75% of home owners to agree.

SOME DISCUSSION FOLLOWED ON THE REPORTING OF LIENS IN THE NEWSLETTER.

RICK VANCE SUMMED UP THE PROGRESS MADE WITH REGARD TO HIRING OFF DUTY HPD TO PATROL OUR NEIGHBOR.

WANDA JONES REPORTED ON THE RESULTS OF THE SECURITY PATROL SURVEY, AND TOLD HER REASONS FOR WANTING TO GO AHEAD WITH THE CONTRACT WITH MIKE CORLEY.

CONSIDERABLE DISCUSSION FOLLOWED WITH REGARD TO BUYING A BLUE AND WHITE LOOK ALIKE CAR FOR THE OFF-DUTY HPD PATROL.

Mr. Kilpatrick asked for a consensus on how much to pay for this car. Some figure was agreed ????? upon that was around \$7000. I don't think we had a consensus. Paul Meeting didn't want to buy a car and suggested a 6 month contract for Mr. Corley. However Rick Vance and Wanda Jones talked hard for buying a car. Kilpatrick said we could keep the car in a garage we already have at the swimming pool.

The July 4th hot dog get together at the swimming pool was deemed a success. Pattie & Jim Gilliam and the Loxterman's did most of the work on arrangements. Helen Hough and Pat Gandy also were very helpful.

Tom Hawkins made several statements about IFCIA not enforcing the Deed Restrictions. Some discussion followed.

Rick Vance passed out copies of the financial report, and bills and invoices were approved for payment.

MINUTES FOR INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION BOARD
OF DIRECTORS MEETING-----AUGUST 8, 1989

The meeting was called to order in the office of Jim York, 10120 Northwest Freeway, Suite 200, at 7:45 PM by acting Chairman Rick Vance. Those board members present were:

Rick Vance
Paul Meeting
Susie Loxterman
Tom Hawkins

Others present were:

Jim York, IFCIA Attorney
Pattie Gilliam, Chairperson for Social and Recreation
Wanda Jones, Chairperson for OFF DUTY HPD SECURITY PROGRAM

The first order of business was Jim York's report on his work for the past month.

He did prepare 112 Liens on IF property where the maintenance fee has not yet been paid for the current year's billing. These had been signed by Jim Kilpatrick, President, IFCIA, and Paul H. Meeting, Secretary, IFCIA. Jim said he would send these property owners a letter before he filed the liens.

The Terry Floyd lawsuit hearing has been set for September 7. This lawsuit seeks an injunction to cause Mr. Floyd to cease operating his Home Improvement Company business from his home in IF which is a violation of the Deed Restrictions for Section 12.

He has not yet filed the suit against Houston Housing Finance Corp. regarding 7215 Deep Forest, nor has he amended the suit against R. J. Genotte to collect back maintenance fees. The Martinez suit has not yet been transferred to Gasper Gongora.

Mr. York has written demand letters to Marti Connell, about the business she is operating from her residence in IF. He also wrote a letter to D. C. Freeman, demanding that the boat and trailer be moved from his property on Deep Forest, or we will file suit.

Mr. York had information from Jim Kilpatrick as to who owns the vacant lot at 7903 Antoine, so we can try to collect back maintenance fees, and have the owner keep the grass and weeds cut.

Mr. York said he was still in process of finishing the Security Contract. He needed some more information, and that was given to him by the board at this meeting.

Mr. York is working on the petition we will need in order to try and get 75% of IF homeowners to agree to a maintenance fee increase.

He is also working on a letter that will be sent to all IF homeowners who have not paid past due maintenance fees. This letter will be signed by Mr. York as our attorney.

Mr. York was given a copy of a "NOTICE" from Ed Landry, Judge, County Civil Court at Law No. 1, regarding the limits on suits in his jurisdiction. Apparently we could use county courts for for Deed Restriction suits if we wished. Mr. York said he would look into the matter.

PATTIE GILLIAM was then recognized, and she reported on the VOLLEY BALL program at the swimming pool and park area. They will probably wait until next year before asking for money to sand the volley ball playing field. Thirteen people showed interest in a volley ball league, but it has rained every Tuesday night since they decided to play. However the teenagers have been utilizing the volley ball area. The volley ball we purchased now has a hole in it because it landed on one of our thorned bushes in the area. The sand for the area would cost \$225 for 33 yards, and the plastic to cover the grass would cost \$240. The volley ball players would spread the sand at no charge.

Pattie suggested that next year we sell memberships to the pool area for \$100 per family to families who do not live in IF. The family would have to be sponsored by an IFCIA HOMEOWNER.

SHE said the Fourth of July outing could be expanded for next year, and they are still planning a FUN RUN. SHE suggested that we have a large sign made to put in the esplanades announcing our monthly meetings. The board objected to this because of having to cover the same subjects time and again at the monthly meetings for new attendees. However the idea was well received for our annual meeting, the fourth of July outing, and other affairs where we need to increase attendance by our home owners.

PATTIE also suggested that we could advertise TWO or FOUR per year all family garage sales to be held in the pool-park area in order to cut down on the individual sales which clutter up the esplanades and attract many strangers to our area.

PATTIE has many good ideas, and of course deserves much praise for her work in getting quality playground equipment for our park, as well as the LOXTERMANS AND THE GILLIAMS ORGANIZING the FOURTH OF JULY thing.

RICK VANCE stated that the GARDEN CLUB would put on a CASINO NIGHT in October, and that JIM KILPATRICK had suggested the board contribute \$500 to the Garden Club to cover some of the expenses. Rick was not sure what the money was being raised for so the matter was tabled until we could get more information.

RICK VANCE then summarized the OFF DUTY HPD SECURITY PROGRAM for IF. General Discussion followed with WANDA JONES filling the board in on details regarding her negotiations for a car and accessories, and with Mr. Corley.

RICK VANCE MADE A MOTION:

THE IFCIA BOARD OF DIRECTORS AGREED TO PROCEED ON IMPLEMENTATION OF THE SECURITY PLAN FOR INWOOD FOREST USING HPD OFFICER CORLEY AS THE ADMINISTRATOR. THE BOARD AGREES TO IMPLEMENT THE PROGRAM BASED ON WRITTEN COST ESTIMATES AS FOLLOWS;

ITEM

SIX MONTHS

TWELVE MONTHS

| | | |
|-----------------------|------------|------------|
| VEHICLE EXP. | \$(11,980) | \$(11,980) |
| VEHICLE REC. | NONE | NONE |
| BILLING PROCESS EXP. | (3,741) | (5,174) |
| BILLING PROCESS REC. | 4,050 | 6,750 |
| SECURITY SERVICE EXP. | (39,300) | (78,600) |
| SECURITY SERVICE REC. | 48,000 | 96,000 |
| NET TO IFCIA | (\$2,973) | \$6,996 |

AND BASED ON AN AGREEABLE 30 DAY CONTRACT WITH THE SERVICE PROVIDER WHICH IS AUTOMATICALLY RENEWED EVERY THIRTY DAYS UNLESS ONE OF THE PARTIES GIVES WRITTEN 30 DAYS NOTICE OF INTENTION TO CANCEL.

BASED ON INCOME RECEIVED FROM RESIDENTS FOR THIS SERVICE, THE BOARD OF DIRECTORS OF IFCIA WILL AUTHORIZE EACH MONTH A CERTAIN NUMBER OF HOURS OF SERVICE EACH DAY SEVEN DAYS A WEEK.

THE BOARD AUTHORIZED THE SERVICE TO BEGIN NO SOONER THAN SEPTEMBER 15, AND THAT THE BILLING TO RESIDENTS GO FORWARD ON OR ABOUT AUGUST 15.

THE MOTION WAS SECONDED BY PAUL MEETING, AND WAS PASSED UNANIMOUSLY.

DISCUSSION FOLLOWED AS TO THE BILLING CONTRACTOR. IT SEEMS THAT THREE BIDS WERE OBTAINED, AND LEE JONES' COMPANY HAD THE LOWER BID. HOWEVER, OUR ATTORNEY STATED THAT AWARDED THIS CONTRACT TO THE HUSBAND OF WANDA JONES MIGHT CONSTITUTE A CONFLICT OF INTEREST.

PAUL MEETING MADE A MOTION TO AWARD THE BILLING CONTRACT ON A SHORT TERM BASIS TO MIKE DWYER, THE PRESENT BILLER FOR MAINTENANCE FEES. MOTION WAS SECONDED BY SUSIE LOXTERMAN. THE VOTE WAS 3 FOR THE MOTION, AND 1 AGAINST. THE MOTION PASSED.

THE BOARD THEN APPROVED THE BILLS AND SIGNED CHECKS.

MOTION WAS MADE TO ADJOURN BY PAUL MEETING, AND SECONDED BY RIC VANCE. THE MOTION PASSED AND THE MEETING ADJOURNED AT 9:55PM.

SIGNED PAUL H. MEETING, SECRETARY

Paul H. Meeting

APPROVED BY: _____

September 12, 1989

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - SEPT. 12, 1989
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:35 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Rick Vance, Susie Loxterman, Tom Hawkins, and Paul Meeting

Others present were: Jim York, Attorney for IFCIA, and Wanda Jones, Chairperson for the HPD Security Patrol.

The first order of business was to hear from Jim York. There was a wreck on the corner of Antoine and Long Creek recently which did damage to the esplanade shrubbery. A damage report went to HPD in the amount of \$500. Someone needs to follow up on this and be sure we collect the money.

Jim York wrote demand letters to:

Goldrup on Black Jack for Trailer Home
Connell on Donwhite for running a business
Manning on Anneliffe for a boat & trailer

Goldrup had been in touch with York, and Connell and Manning had been in touch with Meeting. We received a court order that forbids Terry Floyd from continuing to run his business on Don White.

Jim York then reported on what we need to do to amend the deed restrictions and raise the maintenance fees. Tom Hawkins, Susie Loxterman, and Jim Kilpatrick agreed to be named the committee to circulate the petition. We will need 75% of home owners for the entire subdivision to approve the increase. The amount of the increase will be decided at the annual meeting by the majority of those present. We need an increase of \$1 per month to balance the operating budget.

Rick Vance then reported on the status of the HPD Security Patrol.

- a. 390 have subscribed as of this date.
- b. Mike Dwyer is doing okay with the billing.
- c. The car has been equipped under budget and it was repainted Columbia Blue in accordance with HPD recommendations
- d. The vehicle will be maintained at Inwood Forest Shell, and possibly Jerry's Automotive. Paul Meeting will talk to Jerry's and Shell about a discount.

A confidential reported of suggested hours of coverage was passed out to those at the meeting.

A report from the Mike Corley each month on activity will be placed in the INWOOD FOREST NEWS.

Wanda will investigate getting signs advertising the new patrol for our esplanades similar to the Town Homes signs.

The new (second or third revision) contract with Mike Corley was discussed. Even though the new contract is okay with Mike Corley the city of Houston, Sgt. Hightower, will not let him sign it unless we remove the hold harmless clause and the clause about IFCIA not being responsible for paying Workmen's Compensation on the officers. Jim York was asked to talk to Sgt. Hightower direct to see what the problem was.

A motion was made and seconded that IFCIA board approve going ahead with the security program without a signed contract in order to start on time Sept. 15. The vote was 4 to 1 in favor, with Paul Meeting casting the dissenting vote.

Another subject was reported on by Jim York. He sent out a letter to all delinquent maintenance fee property owners, and so far has collected from 16. One owner, Bryant, 7430 Deep Forest paid for 8 years he owed.

Jim Kilpatrick then dismissed attorney Jim York.

Susie Loxterman made a motion that we give the swimming pool gate guard for the past year a \$200 bonus, because he did some extra jobs for IFCIA. The board voted unanimously in favor of the motion.

Tom Hawkins reported Troy was doing good job on the esplanades. Paul Meeting suggested that the Garden Club should give him the job of plantings when they spend some money, since he is the one who has to maintain the shrubbery.

Jim Kilpatrick asked for \$500 to give the Garden Club to support the up coming Casino night, which is a fund raiser for the Garden Club. The club uses the funds for:

- a. Two Scholarships for graduates of Eisenhower High School
- b. Decorated Christmas tree for an Old Folks Home.
- c. Beautifying School Grounds and Esplanades of Inwood Forest.

Jim Kilpatrick said we needed to decide at the next meeting if we would once again sponsor an INWOOD FOREST CHRISTMAS LIGHTING CONTEST. Someone suggested we might even decorate and light the park and pool area.

Last month's minutes were approved by the board.

Rick Vance passed out the financial report and the bills for approval and payment.

Tom Hawkins is going to have a block party to explain the Security program.

Tom also reported the Mosquito Control is not putting out enough spray, and also that two companies are now billing us.

The meeting was adjourned at 9:50 p.m.

Paul H. Meeting

September 12, 1989

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - SEPT. 12, 1989
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:35 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

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The new (second or third revision) contract with Mike Corley was discussed. Even though the new contract is okay with Mike Corley the city of Houston, Sgt. Hightower, will not let him sign it unless we remove the hold harmless clause and the clause about IFCIA not being responsible for paying Workmen's Compensation on the officers. Jim York was asked to talk to Sgt. Hightower direct to see what the problem was.

A motion was made and seconded that IFCIA board approve going ahead with the security program without a signed contract in order to start on time Sept. 15. The vote was 4 to 1 in favor, with Paul Meeting casting the dissenting vote.

Another subject was reported on by Jim York. He sent out a letter to all delinquent maintenance fee property owners, and so far has collected from 16. One owner, Bryant, 7430 Deep Forest paid for 8 years he owed.

Jim Kilpatrick then dismissed attorney Jim York.

Susie Loxterman made a motion that we give the swimming pool gate guard for the past year a \$200 bonus, because he did some extra jobs for IFCIA. The board voted unanimously in favor of the motion.

Tom Hawkins reported Troy was doing good job on the esplanades. Paul Meeting suggested that the Garden Club should give him the job of plantings when they spend some money, since he is the one who has to maintain the shrubbery.

Jim Kilpatrick asked for \$500 to give the Garden Club to support the up coming Casino night, which is a fund raiser for the Garden Club. The club uses the funds for:

- a. Two Scholarships for graduates of Eisenhower High School
- b. Decorated Christmas tree for an Old Folks Home
- c. Beautifying School Grounds and Esplanades of Inwood Forest.

Jim Kilpatrick said we needed to decide at the next meeting if we would once again sponsor an INWOOD FOREST CHRISTMAS LIGHTING CONTEST. Someone suggested we might even decorate and light the park and pool area.

Last month's minutes were approved by the board.

Rick Vance passed out the financial report and the bills for approval and payment.

Tom Hawkins is going to have a block party to explain the Security program.

Tom also reported the Mosquito Control is not putting out enough spray, and also that two companies are now billing us.

The meeting was adjourned at 9:50 p.m.

Paul H. Meeting

October 10, 1989

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - OCT. 10, 1989
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:35 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Rick Vance, Tom Hawkins, and Paul Meeting

Others present were: Jim York, Attorney for IFCIA, and Wanda Jones, Chairperson for the HPD Security Patrol.

Last months minutes of meeting were approved by the board.

Jim York reported on:

Goldrup on Black Jack for Trailer Home

Manning boat on Arncliffe gone

Aiken boat on Wray Court gone

Freeman on Deep Forest suit on boat ready

Genotte hearing to be Oct 18.

Houston Housing has not yet been sued. Will try to handle through their attorney.

Problem with raising maintenance fees because Sections 16, 17, 18, 19, 20, and Miscellaneous Tracts Sold by Golf Club apparently not filed at court house.

Paul Meeting instructed to file said deed restrictions.

Tom Hawkins brought up two lots on Birchcroft where he had written letters about unkept property, and nothing had been done. The file copies of the letters were turned over to Paul Meeting.

Rick Vance then reported on the status of the HPD Security Patrol.

A letter will be written to Mike Corley to give him direction from the board.

Having trouble with WITHHOLDING for officers. Will have IRS check into the matter for us.

Contract is not yet signed.

Asked board to decide whether or not to buy Workmens' Compensation and Liability Insurance. Cost for both will be about \$7500 per year.

Paul Meeting made a motion that the Workmens' Compensation Insurance, and the additional Liability Insurance be purchased. The motion was seconded by Tom Hawkins. The motion passed unanimously.

The effective date of the policies will be November 14, 1989.

Ric reported we have had good reports on the action by the HPD security patrol.

Jim York left at 8:30 pm.

Wanda Jones reported on the signs for the HPD patrol. She has obtained prices, secured information about permission needed to place in esplanades and on HL&P light poles.

The color will be Green and White

Paul Meeting made the motion to purchase 25 signs stating "HPD ON PATROL". Tom Hawkins seconded motion and all voted in favor.

Wanda will check Eisenhower High School to get wooden signs made for the IF ENTRANCES.

Wanda reported on the case of Patrol officer going downtown in our patrol car and staying 4 hours to do paper work on accident in subdivision. Wanda is having Corley check on the matter.

Jerry's Automotive charged IFCIA \$84.00 for two light bulb replacements and oil change, filter, and grease. He had quoted a price to Wanda of \$20.00 for one light bulb replacement.

Tom Hawkins reported we have discontinued the service of Northwest Exterminating Co. He said that the Esplanade maintenance contract had been given to Jim York and it was to be back in one week.

Paul Meeting told Tom about 3 timbers down on fence on Little York. He also asked Tom to have Troy check for water hydrants in the esplanades that were installed back in the early 1970s.

Swimming pool water was discussed.

Rick Vance made motion to have the Christmas Lighting Contest Again. Paul Meeting Seconded the motion and all voted in favor of the motion.

Rick Vance passed out the expense invoices to be approved, and the monthly financial report prepared by Mike Dwyer.

The meeting was adjourned at 9:30pm.

Paul H. Meeting, Secretary, IFCIA

December 12, 1989

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - DEC. 12, 1989
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:40 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Tom Hawkins, and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.

No minutes for the November meeting were presented for approval. Susie Loxterman may submit these minutes at a later date.

Jim York reported on:

Houston Housing Finance Suit
Steve Berner Suit *5137 LONG CREEK*
D. Freeman Suit
Steve Keller, Steve Ying Suit

All have been filed and the filing cost was \$1128.00. Some discussion followed on collecting legal fees from the people we sue in the future. Jim York said he would try harder to get this done. We may try for 1/2 the legal fees.

Problem with raising maintenance fees because Sections 16, 17, 18, 19, 20, and Miscellaneous Tracts Sold by Golf Club apparently not filed at court house. Paul Meeting wrote the IF GOLF CLUB a letter asking for help. The lawyer, Mr. David Sarles, for the Golf Club thinks the restrictions were filed with the deeds, but probably only with the deeds that conveyed the property to Arnold Morgan or his company. Paul Meeting will go back to town and try to trace them in this manner.

The burned out house on Green Falls was discussed and Jim Kilpatrick was going to try to find out more information and pass on to Jim York. Jim York was given a copy of the certified deed on this property.

A discussion followed about the "bounced" checks issued by IFCIA and the \$146.00 charges in connection with them.

Tom Hawkins reported that the water lines in the esplanades had been located. Paul Meeting told Tom about 6 timbers down on fence on Little York. Paul also asked that the Junipers at Antoine and Deep Forest be trimmed.

A brief discussion followed about the HPD signs for our neighborhood, and a new driveway for the HPD IF car.

The invoices were approved and the checks signed, and the monthly financial report was distributed.

The meeting was adjourned at 9:30 pm.

Paul Meeting

JANUARY 9, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - JAN. 9, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:40 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Rick Vance, and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.
Wanda Jones, Chairperson, HPD SECURITY

Minutes for the DECEMBER meeting were presented for approval. The minutes were approved.

Jim York reported on:

Houston Housing Finance Suit
Steve Berner Suit
D. Freeman Suit - Agreed Order signed 12/20/89
Steve Keller, Steve Ying Suit
Higginbotham on Littleberry has responded that he is in process of repairing the house. The fence has been fixed.

Jim York asked if we wanted the JUDGEMENTS served to residents James, Kubicek, Floyd and Genotte at cost of \$50.00 each. The board decided to only have Floyd served at this time.

We are still searching for Deed Restrictions for Sec. 16, 17, 18, 19, and 20. Paul Meeting will go back to court house and look under name of HOUSTON NORTHWEST DEVELOPMENT CORP., based on a clue from the INWOOD FOREST GOLF CLUB.

Wanda Jones asked for the telephone number of J. V. Dixon, who owns the burned out house.

The suit against Clyde Jarvis on Victory was signed and Paul Meeting was to obtain a Certified Copy of the Deed for Jim York.

Wanda Jones mentioned that Marti Connell was still doing business out of her house. Paul Meeting will call Marti.

Paul Meeting asked about going to small claims court to collect back maintenance fees and Jim York said we could. Jim Kilpatrick will have Mike Dwyer provide a new list of the owners who have not paid their maintenance fees and we will decide which ones to take to small claims court.

Ric Vance reported on HPD SECURITY PROGRAM. The program is approaching BREAK EVEN.

JERICO CONSTRUCTORS ARE TO SECURE A CITY PERMIT FOR THE DRIVEWAY WHICH WILL COST \$1798.00.

New Tires will have to be purchased for our Security Car at a total cost of \$195.25.

Our HPD patrolmen are abusing the use of the car telephone for personal use. Perhaps some of the officers will reimburse us for their personal calls, but the exorbitant telephone bills must stop.


The HPD officers were given a Gold Cross Pen for Christmas at a cost of \$15.00 each. Mike Corley has stated he will assign one officer to each section of IF to get better acquainted with our residents. Mike is suppose to have a meeting with the HPD officers and get some things straightened out.

The possibility of buying an Answering Machine for Wanda Jones was discussed, and she was told to buy one from Radio Shack if it is needed.

The two ladies who volunteered to run for open positions on the board of IFCIA are Helen Hough, and Reda Rogers.

The invoices were approved and the checks signed, and the monthly finanacial report was distributed.

The meeting was adjourned at 9:30 pm.


Paul H. Meeting, Secretary, IFCIA

MINUTES
ANNUAL MEETING
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
JANUARY 25, ~~1989~~ 1990

The meeting was called to order by Jim Kilpatrick, President. The other present board of directors were introduced. They were Susie Loxterman, Rick Vance, Tom Hawkins, and Paul Meeting.

Mike Dwyer, our present CPA, was introduced along with Jim York, our attorney. Also Joan Ferguson was introduced as the board's liaison with the PIP program, which is a community program sponsored by the Houston Police Department.

Paul Meeting was introduced again to give a report on the 1989 activities of the Architectural Control and Deed Restrictions Committees. He cautioned that it is getting harder and harder to maintain the Deed Restriction without more help from the residents of Inwood Forest.

Rick Vance reported on the activities of the new off-duty HPD patrol for Inwood Forest and the Town & Patio Homes located in the former Section 13 of Inwood Forest. Wanda Jones and her husband, Lee, were introduced as the people who did all the leg work in getting the patrol started. Jim Kilpatrick made a plea for more participation by our residents in the financing of the Security Patrol.

Rick Vance then went over the financial statement for IFCIA with the group and answered questions. Then the 1990 Budget was passed to those attending, and there was some discussion. Future raising of the maintenance fees was discussed along with the expense for keeping the Swimming Pool open for about 200 users.

Some discussion followed about the cost of maintaining the esplanades, and the part that the Inwood Garden Club plays in design and improvement in the looks of our esplanades.

Sam Prater made the motion to approve the budget for IFCIA for the year of 1990. The motion was seconded by Lee Jones. The motion passed to approve the 1990 budget.

The Boy Scout Troop visiting our meeting was introduced. They were learning how Civic Organizations are run and how to participate.

Jim Kilpatrick then announced those who had submitted proper notice to the board that they were candidates for this year's election to the board of directors of IFCIA for a period of two years. They were:

Helen Hough
James Kilpatrick
Rick Vance
Rita Rogers

All candidates made remarks about their qualifications and the reasons they would like to serve.

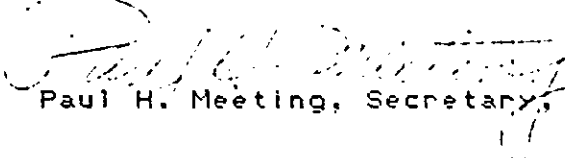
Paper ballots were passed out to the attendees with instructions that only one vote per property owner was allowed. Mike Dwyer and Jim York were appointed by Jim Kilpatrick to pick up the ballots and determine the winners.

During the counting of the ballots, President Jim talked about future committees on Christmas Decorations, Social Functions, Volley Ball, Recycling, 5K run and asked interested persons to give Patsy Gilliam their names. Patsy was introduced as a citizen who had the interest of the improvement of IF park and volley ball. She got good action on both last year. Jim also mentioned that in the near future we would have an open house to let residents meet the off-duty HPD officers who patrol our neighborhood.

Nelda McCrary spoke and is concerned about the safety in our neighborhood. She is a citizen of IF and also is the representative of the Town Homes for their Security. She said there were 195 burglaries per day in Houston. She said the Town Homes want to work with IFCIA in solving our mutual problems. They will support financially and personally.

The results of the election were reported and Jim Kilpatrick and Rick Vance were reelected. Rita Rogers and Helen Hough accepted invitations to serve on the Deed Restrictions Committee.

The meeting was adjourned about 9:30 pm.


Paul H. Meeting, Secretary, IFCIA

FEBRUARY 13, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - FEB. 13, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:35 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Rick Vance, Susie Loxterman, Tom Hawkins and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.
Wanda Jones, Chairperson, HPD SECURITY

Minutes for the DECEMBER meeting were presented for approval. The minutes were approved.

Jim York reported on:

Houston Housing Finance Suit, their attny. asked for delay.
Lomas Nettleton may sue Judson Robinson about this property

Jarvis suit not yet filed

Mr. York is ready to prepare material for increasing the maintenance fees since Paul Meeting located the deed restrictions for sections 16, 17, 18, 19.

Paul Meeting made the motion that we file suit on J. V. Dixon for not repairing the burned out house on Green Falls. The fire was in May 1989, and the house remains just as it was shortly after the fire. J. V. Dixon has stated several times that they are having trouble settling with the insurance company and finding a contractor. Frank Hickman, contractor, submitted a bid to them to repair the house for about \$47,000. Mr. Dixon said that was ridiculously low. He is seeking in the neighborhood of \$100,000. to repair the house. The motion was seconded by Susie Loxterman, and the motion passed.

At this point, after Jim York left the meeting (8:07pm), the board took under consideration the election of officers for 1990. There was some discussion about who would be Deed Restriction and Architectural Control Chairman after Paul Meeting resigns effective as soon as new directors are elected in 1991. Each director is to bring a recommendation to the next board meeting. Joan Ferguson, Carol Kilpatrick and Candy Prater have been mentioned as possible replacements. It was brought out that Jim Kilpatrick cannot handle the job of President and Chairman of Deed Restrictions and Architectural Control by Paul Meeting. Perhaps we could have an East Half Chairperson and a West Half Chairperson. At Ric Vance's suggestion, Paul Meeting will prepare a Job Description for the job.

Paul Meeting then made the motion that the same officers who served in 1989 be reelected to serve in 1990. It was seconded by Susie Loxterman, and the motion passed.

At this point in time, the board chose to interview Kyle Searle for the job of administrator for the Off Duty HPD Patrol.

After the interview and some discussion about the other applicant who was interviewed previously a motion was made by Tom Hawkins that we hire Lt. Frank Ross of HPD to be the administrator for our program beginning as soon as possible. Rick Vance seconded this motion and the motion passed. Kilpatrick asked Rick Vance to inform Mike Corley and Frank Ross of the change.

Tom Hawkins then reported on the Deed Restriction meeting in January where several people showed interest in serving on the Esplanade Committee. Tom asked the board if they would approve such a committee and they gave him approval. He will have a meeting of that committee in the near future and they will coordinate Esplanade Activity with the IF GARDEN CLUB.

The swimming pool was discussed and Susie reported she was ready to order crushed Limestone for the driveway and she would coordinate getting it spread. Also something that has gone wrong at the pool would be fixed under warranty. We will try to have a social function in the pool area to introduce our off duty HPD patrol officers to citizens of IF.

The invoices were approved and the checks signed, and the monthly financial report was distributed.

The meeting was adjourned at 10:15 pm.

Paul H. Meeting
Paul H. Meeting, Secretary, IFCIA

MARCH 13, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - MAR. 13, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:40 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Rick Vance, Susie Loxterman, and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.
Wanda Jones, Chairperson, HPD SECURITY
Sandra Yeager, IF GARDEN CLUB ESPLANADES
Gerry Paniotti, IF GARDEN CLUB PRESIDENT

Minutes for the FEBRUARY meeting were presented for approval. The minutes were approved.

Jim York reported on:

Houston Housing Finance Suit, their attny, asked for delay. Hearing set for 4/9/90. A sale on the property is pending. The property has been repaired to the extent of replacing garage doors, painting outside trim and front door, and fixing the windows.

The Clyde Jarvis suit has been filed and hearing set for April 11.

The demand letter was sent to J. U. Dixon about the burned out house on Green Falls on March 9, 1990.

The Freeman settlement about a boat and trailer was signed by Freeman, and it was filed. Steve Berner, et al, on Long Creek paid our legal fees and the check was cleared at the bank.

Seventeen (17) liens for past due maintenance fees were released after the home owners paid for back years.

The Deed Restriction Amendment will be ready to go by the next IFCIA board meeting.

Since the Inwood Forest Town Homes quit paying for security as of January 15, the question was raised by Ric Vance as to whether we can sue them to collect the agreed on \$1000.00 per month. Jim York and Jim Kilpatrick did not think that we a chance of winning since there was no written agreement, and the Town Homes had no more commitment than an individual home owner of Inwood Forest, which is 30 days at a time. However, Jim Kilpatrick, Ric Vance, or Jim York will send them a letter asking that they pay for services already rendered. Jim York then left the meeting.

The representatives of the Garden Club were introduced and they expressed their concerns about the new committee on esplanades we have formed under Tom Hawkins. Their big concerns were that Tom was not going to get ideas from the committee as to what should be done to the esplanades. They also had a concern as to whether the Garden Club had to get permission from IFCIA Board before they did any work on the esplanades, especially with their money. Much discussion followed including the discussion of a plan Sandra Yeager had drawn up in writing concerning the Garden Clubs goals, and then a revised plan after Sandra had a discussion with Paul Meeting.

The board in general agreed that the Garden Club could spend THEIR money on anything they wanted to for the esplanades without permission from the board, but that the board hoped they could coordinate any such expenditures with the wishes of THE IFCIA ESPLANADE COMMITTEE. This appeared to placate the Garden Club representatives. Sandra Yeager said they were going ahead with the planting of the trees Inwood North is giving us which had been approved by the esplanade committee. It was stated that Tom Hawkins had agreed to fund \$200 of this expenditure which covers about 25 trees to be planted by Troy Smith for \$25.00 per tree.

The Garden Club representative will also go ahead with plans to refurbish the two island esplanades on Long Creek at Anfoine since they received \$500 of insurance paid after a auto accident at that corner destroyed some of the previous planting. Paul Meeting asked that the plants he personally planted to replace the damage be returned to him. The Garden Club representatives then left the meeting.

Jim Kilpatrick will investigate the information he has that a new elementary school will be placed in Inwood Village, and some of the students now going to Inwood Elementary will go to the new school.

Susie Loxterman then asked if she could form a PARTY COMMITTEE within the IFClA structure. She was given unanimous approval.

Susie then reported on the Pool. Gate guards are now being interviewed. Hopefully they will perform other needed work as they did last year. One of our big trees fell in the park area. Fortunately no one was injured. The Board wants all of the trees inspected so dangerous trees can be removed. Paul Meeting said he would check with Jack Ayles to see what would be necessary to give the board the assurance they need. Ric Vance said we needed more picnic tables in the area. Susie will look into this. Susie recommended pool rates of Adults \$10., Children \$5., and Party \$25. People renting for a party must agree to pay a life guard for each 25 people at the party. The Adult and Children fee is for the season, and the party fee is for one time usage. Susie reported the Crushed Limestone had been spread in the garage driveway by volunteers, and is holding up real well so far. It was agreed between Jim K. and Ric V. that a motion light would be installed around our garage door area.

The pool needs resurfacing and retiled. Jim K. told Susie to go ahead and get estimates. Susie will consider forming a pool committee, but may just combine the Party and Pool Committee. The pool opens Memorial Day weekend. The hours the pool will be open are Monday through Saturday: 10 am until 8 pm not closing at noon for lunch break. On Sunday the pool will open at 1 pm and close at 8 pm.

Wanda Jones then reported on the Security Program. She now has an active committee which will meet the second Monday of each month so they can give a current report to the board. The committee members are: Dick Dore, Joe Crenshaw, Candy Prater, Jane Watson, and Wanda Jones. Ric Vance will not be on the committee but for the time being will be the committee's liaison to the board. Ric wants to begin phasing out his responsibility for the Security Committee so he can devote his time to other interests of the IFClA. Lt. Ross is doing a fine job at this time. We will give Lt. Ross a list of Board Members in the order they should be called when he needs the Board's decision, possibly regarding the contracts of the police officers who are under contract to the Board of Directors.

The usual invoices were approved, and checks signed. The monthly financial statement was passed out to the board. The Jim York statement was checked for accuracy by Paul Meeting, and he gave a breakdown as to what was going where. Primarily it was going three places: Deed Restriction Enforcement, Off Duty HPD Security Patrol Contracts, and Lien Administration.

The meeting adjourned about 10:20 pm.

Paul H. Meeting
Paul H. Meeting, Secretary.

MAY 8, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - MAY 8, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:40 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Rick Vance, Susie Loxterman, Tom Hawkins and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.
Ulysses G. Ford, III, Director, Solid Waste Dept. Houston
Lauren Rettagliata, Service Coordinator, Community Outreach,
Solid Waste Dept. Houston
Edward T. Chen, Recycling Coordinator, Solid Waste Dept. Houston

Minutes for the MARCH meeting were not presented for approval.

Jim York reported on:

The Clyde Jarvis suit hearing set for April 11 was held. Jarvis seemed agreeable, but his lawyer has chosen to argue that we did not give proper notice before suing, and we are harrasing his client. York was given copies of two letters sent to Jarvis before we sued. Jarvis never replied to either letter.

Mr. York reported that the contempt hearing for Terry Floyd has been set and he has arranged for the witnesses to meet in his office about 4 pm May 22.

Mr. York was asked to send a demand letter to F. J. Ildebrano at 4303 Littleberry concerning the boat and trailer which is in public view.

Mr. York was given a copy of the new mosquito control contract for review with Excalibar Pest Control.

After this Mr. York retired from the meeting.

~~At the next meeting we need to find out from Mr. York if we need an actual copy of the Warranty Deed before suing or whether the information from that deed would be sufficient. We have access to the information without purchasing the deed.~~

The Board approved filing suit against C. C. Goodwin on Tall Pines if he doesn't do something about painting his house, and getting rid of junk cars.

Jim Kilpatrick asked Rick Vance to have Mike Dwyer give us an up to date list of Delinquents on Payment of Maintenance Fees. Also he asked that Candy Prater be given a copy of the monthly financials so she can monitor the HPD Security program for the Security Committee of IFCIA.

Jim Kilpatrick stated that Lt. Ross had been notified that we are no longer servicing the Town Homes since they have become delinquent with their payments and no prior notice that they wanted to discontinue the service. Rick Vance is getting information together so that we can sue them in small claims court as suggested by our attorney Jim York. Jim York still represents the Town Homes on a day to day basis until he finds out whether or not they are taking his legal recommendations for them.

Rick Vance has agreed to be Chairperson for the new Recycling Committee of IFCIA. Members of the Houston Solid Waste Department discussed possible recycling programs for Houston in the future. If Inwood Forest and Oaks of Inwood, and maybe another adjoining sub division are interested Houston would run a pilot program for these neighborhoods. Apparently the planned party at the swimming pool on June 3 will introduce the concept to IF RESIDENTS.

Jim Kilpatrick reported that the new Stovall Elementary School is firm and Inwood Forest will be divided by Antoine. East of Antoine will go to Stovall and West of Antoine to Inwood Elementary. He also noted some kind of a meeting on July 12 to discuss future Land Use, Major Freeway construction, and Thoroughfare construction. Apparently we could have input if we had anything constructive to contribute.

Tom Hawkins reviewed progress on the esplanades working with the Garden Club. He stated he would take charge of the committee. He stated that Troy Smith had been told to go ahead with raising the sign on the South end of Antoine so it can be read. Cost was about \$183. Paul Meeting stated the signs needed to be tightened and repainted and the consensus was that the letters should be painted white. The board apparently did not want to go along with the Esplanade Committee Decision to remove certain living shrubs. The board wanted to have the living shrubs tagged that are recommended for removal so they can see what is being recommended for removal. The board really wants a plan drawn up showing all esplanades and where the trees and shrubbery are located. Any shrubs that are destined to be cleared from the main esplanades should be made available for the smaller esplanades in the sub division. Paul Meeting told Tom Hawkins of a request for a street light in Section 20. Paul reported that the work on trimming the trees in the part would start May 8.

Susie Loxterman reported she hired Rod Inman for Pool GateKeeper Job. Jim Kilpatrick stated that the play ground equipment should all be checked for loose bolts or broken straps. This after Paul Meeting report one of the seats from a picnic table had become unbolted. There will be minor cleaning of the pool before opening this year. The major repairs will be put off another year. Susie said she needed some cash to use in the operation of the pool. She got 4 calls by people interested in the Party Committee.

Paul Meeting suggested that we do not do any business with Victory Printing since they would not make any adjustment for the mistake they made in the printing of our stationery. They said we did not notice it for six months and for that reason no adjustment was due.

The usual invoices were approved, and checks signed. The monthly financial statement was passed out to the board. The Jim York statement was checked for accuracy by Jim Kilpatrick. Roughly Deed Restriction Enforcement was about 1/2 the bill and work on raising maintenance fees was the other 1/2.

The meeting adjourned about 10:20 pm.

Paul H. Meeting
Paul H. Meeting, Secretary..

JULY 10, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - JULY 10, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:40 p.m. by Rick Vance, Acting President, in the office of Attorney Jim York. Those directors present were:

Rick Vance and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.

Minutes for the JUNE meeting were not presented for approval.

Jim York reported on:

He did not know if Terry Floyd had been arrested yet for contempt of court. If not it should happen soon. Mr. York was asked to go ahead and file suit against G. G. Goodwin 7411 Tall Pines for not painting his garage, not repairing his gutters, having a junk Volkswagen parked in his driveway and five years past due maintenance fees, and our legal fees. Mr. York asked when we were going to file liens for 1990 past due maintenance fees. We discussed the raising of maintenance fees, and agreed that we should seek no more than \$1.00 per month per year with a cap of \$150 per year. Each raise should be approved by a majority of the attendees at the annual meeting. After this Mr. York retired from the meeting.

Paul Meeting then brought up the esplanades. The HPD and DEED RESTRICTION signs were not attached to the new sign at the south end of Antoine. The junipers have died on Deep Forest at Antoine and need to be removed. The lot at 7903 Antoine needs to be cleaned and kept mowed. Paul agreed to contact Troy Smith in the absence of Tom Hawkins.

The usual invoices were approved, and checks signed. The monthly financial statement was passed out to the board.

The meeting adjourned about 9:15 pm.

Paul H. Meeting
Paul H. Meeting, Secretary..

\$ 48.00

\$ 150.00
~~150.00~~

\$ 12.00

AUGUST 14, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - August, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:33 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Tom Hawkins, Rick Vance and Paul Meeting

Others present were: Wanda Jones, Chairman HPD Security for IF, and Jim York, Attorney for IFCIA.

Minutes for the JULY meeting were presented for approval.

Jim York reported on:

Handwritten: 10/2/90

Terry Floyd has not been arrested yet for contempt of court. It should happen soon. Mr. York has the suit ready to file against G. G. Goodwin 7411 Tall Pines for not painting his garage, not repairing his gutters, having a junk Volkswagen parked in his driveway and five years past due maintenance fees, and our legal fees. Mr. York stated that in the Jarvis matter, they had counter-sued because they were not properly notified of impending legal action. Some sort of a verbal offer had been made that both suits would be dropped if Jarvis paid \$650. The board decided that was not enough money to cover back maintenance fees and our legal expense. We are seeking \$480 past due maintenance plus penalties plus our legal fees. Homer Greene who lives next door to the Jarvis property is our witness that there are no utility meters hooked up to the Jarvis house, yet a family is living in the house. The board discussed the Genotte past due maintenance fees with Mr. York and found that the promised payment when Genotte disposes of the property was not part of the final judgement.

Mr. York reported that he had released 9 liens. Mr. Kilpatrick gave Mr. York the information to file the liens for past due 1990 maintenance fees. We discussed the raising of maintenance fees, and agreed that we should seek no more than \$1.00 per month per year. Each raise should be approved by a majority of the elected five man board of directors for IFCIA. Rick Vance pointed out that the members attending the annual meeting must approve the annual budget and this give them some control on raising the maintenance fees each year. After this Mr. York retired from the meeting. This motion was made by Rick Vance and it was seconded by Paul Meeting. The vote was unanimous in favor of the motion.

A short discussion followed regarding the filing of the necessary papers to raise the maintenance fees including that we have 1 year after the papers are filed with the court to secure the 75% approval.

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A short discussion followed about the lot at 7903 Antoine owed by Gregg H. Griffin of 7334 Birchtree Forest Drive, Houston, Tx, 77088. The lot is unkept and an eyesore for IF. According to a partial look at the county records by Paul Meeting, \$2064.69 is owed to the city and county for back taxes. Liens on the lot total \$3921.22 plus two more that need to be checked. These two may be the IFCIA liens for back maintenance fees. Tom Hawkins made the motion to proceed to try and foreclose on this lot for back maintenance fees. Rick Vance seconded the motion and the motion passed unanimously. The first step is to write a demand letter to the owner of the lot and Jim York was instructed to take this action.

Mr. York then left the meeting.

Wanda Jones then reported on the condition of our car used by HPD to patrol. Tom Hawkins said that his company used a form to appraise the condition of cars and the cost of repairing vs the cost of buying new cars. The board asked him to get such a form to be used regarding our patrol car. Wanda suggested that we put the Security Fee into the maintenance fee when we ask for a raise. The board felt that we could not sell that to 75% of the residents. It was felt that Security should be a separate assessment although no official action was taken. Rick Vance said that he would have Security funds in a separate checking account by the next board meeting.

Paul Meeting reported on his contacts with Troy Smith regarding the esplanades during the time that Tom Hawkins was out of pocket due to his business. The three signs have been painted that needed painting and the bid was \$60 per sign. However Troy said he spend more than that and wanted \$70 each. The board okayed this figure. The dead Junipers on Deep Forest were cut down and hauled away by Troy for \$232.50. Rita Rogers accepted the position of Chairman of the Esplanade Committee, after Tom Hawkins vacated the position. Tom will remain the liaison between the committee and the board until the end of the term. He has not decided yet whether to run for reelection.

SEPTEMBER 10, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING -- SEPTEMBER 10, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:03 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Tom Hawkins, and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.
MICHELLE ADAMS & MRS. BRUNER.

Minutes for the AUGUST meeting were presented for approval and were approved.

Jim York reported on:

Terry Floyd has not been arrested yet for contempt of court. He has fled to Louisiana. Mr. York has filed suit against G. G. Goodwin 7411 Tall Pines for not painting his garage, not repairing his gutters, having a junk Volkswagen parked in his driveway and five years past due maintenance fees, and our legal fees. Court date has been set for Oct. 3. Mr. York stated that in the Jarvis matter, we have made an offer to settle if Jarvis pays back maintenance fees plus penalties, and our legal fees and court costs. Homer Greene reports that the water and electricity has now been connected to the house. Mr. York reported that he had filed 119 liens for failure to pay maintenance fees. A demand letter has been sent to Griffin at 7903 Antoine requesting past due maintenance fees.

A short discussion followed regarding the filing of the necessary papers to raise the maintenance fees, including that we have 1 year after the papers are filed with the court to secure the 75% approval. Section 13 and Section 20 will be included in the request.

The required committee for this operation is: Jim Kilpatrick, Susie Loxterman, and Tom Hawkins. Since signatures for this petition must be notarized, we will try to find volunteer notaries in the subdivision.

Mr. York then left the meeting.

Michelle Adams reported for the newly formed "Concerned Citizens Committee." Mrs. Bruner is working with Michelle on this committee. They have decided to have an Inwood Forest Meeting at the Eisenhower School on November 7th.

Jim Kilpatrick said the Swimming Pool has been closed and secured for the winter. The board will have to decide later about extensive repairs needed at the pool.

The esplanade committee headed by Rita Rogers is moving forward to some of their goals.

A budget has been prepared for "The Off-Duty HPD Security Patrol". Tom Hawkins gave the automobile forms to the committee so they can evaluate the condition of the car.

The usual invoices were approved, and checks signed. The monthly financial statement was passed out to the board.

The meeting adjourned about 9:00 pm.

Paul H. Meeting
Paul H. Meeting, Secretary..

OCTOBER 9, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - OCTOBER 9, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:35 p.m. by Jim Kilpatrick, President, in the office of Attorney Jim York. Those directors present were:

Jim Kilpatrick, Rick Vance, Candy Prater and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.

Minutes for the September meeting were presented for approval and were approved.

Jim York reported on:

He secured an agreed judgement from G. G. Goodwin, Tall Pines at the court hearing. Mr. and Mrs. Goodwin came to court without a lawyer. Joe Crenshaw of the Deed Restrictions Committee was on hand as a witness if needed. The Goodwins agreed to pay court costs of \$327, Attorney Fees of \$580, and back maintenance fees of \$455.

In the matter of Jarvis on Victory, the Court date is set for March 4, 1991.

Jim wrote a demand letter to Kennedy, owner of house at 5323 Council Grove per instructions from Candy Prater and Paul Meeting.

Jim has a warranty deed on property owned by Roy McDoniel, but no instructions as whether to sue or not. Paul Meeting stated we were waiting to see what develops on the property on Birchcroft.

Because of letter Jim York wrote to owner of lot at 7903 Antoine, we have received the past due maintenance fees due on this lot. Jim York was instructed to write another letter and attempt to secure reimbursement for the \$75. IFCIA paid to have the lot cleaned up. (It actually cost us \$100) Candy Prater said she had called the city on cleaning up this lot.

The new liens are ready to go waiting on Jim Kilpatrick's approval.

Jim York reported the material was ready to go on the petition to raise the maintenance fees for Inwood Forest Community Improvement Association. We will not seek any raise for Section 13. There was a typo on one of the forms. "Be" needs to be changed to "by". Jim York will make the correction.

Something was discussed on signing lien releases.

Rick Vance made a motion that the board appoint Candy Prater as a director and officer to replace Susie Loxterman, who resigned. Jim Kilpatrick seconded the motion, and the motion passed unanimously.

Some discussion followed that the subcommittees started by the Deed Restrictions committee need to be formalized and that they should be assigned as the responsibility of individual board members.

The President - Jim Kilpatrick
The Swimming Pool and Park - Jim Kilpatrick & Rick Vance
The HPD Security Committee will report to Jim Kilpatrick.
The Newsletter Committee will report to Jim Kilpatrick
Concerned Citizens Committee (POLITICAL ACTION COMMITTEE)-Kilpatrick
IF-GARDEN-CLUB-- Liaison, Candy Prater
The Decorations Committee will be the responsibility of Candy Prater.
The Esplanade Committee Candy Prater
The TREASURER - Rick Vance
The Recycling Committee will be the responsibility of Rick Vance
The New Residents Welcoming Committee will report to Rick Vance
The PIP SECURITY Committee will be the responsibility of Paul Meeting
The Street and Street Sign Committee - Paul Meeting
The Animal Control Committee -- Paul Meeting
The Deed Restrictions Committee will report to Paul Meeting
The Architectural Control Committee will report to Paul Meeting
The SECRETARY - Paul Meeting
MOSQUITO CONTROL - Tom Hawkins

Some comments followed about the activity of the Esplanade Committee. Gerald Baccus, White Oak Committee, lives in our sub-division. Boy Scouts will plant some trees and water them.

There should be a Master Plan for beautifying IF ESPLANADES.

The SEGO PALMS donated by Carlton Meyers, via Paul Meeting, have been planted in the swimming-pool-park by Rita Rogers and her husband.

Candy Prater said the mosquitos are worse than it was thought.

Jim Kilpatrick reported that the Swimming Pool pump was hit by lightning 2 weeks ago and a claim needs to be filed with the insurance company. The pump has not been fixed but needs to be fixed. A new pump will cost \$750, but to rebuild our pump will cost \$600. However our pump rebuilt is the best deal because it is a larger pump. Rick Vance said damages like this should be reported on a more timely basis, but he will try to file the claim at this late date.

Mike Dwyer gave Jim Kilpatrick a new report on those subscribing to HPD SECURITY as September 30. Dwyer remarked that IFCIA does not have a marketing effort to replace dropouts. Notices for payment are only sent out 2 or three times per year, and apparently if you have not previously subscribed you will not get a notice leaving out the new residences.

Rick Vance stated that we should have a welcoming package for new residences. The package needs to cover Deed Restrictions, Security, Recycling, Recreational Facilities, including the Inwood Forest Golf Club. Gerri Romaine of the Deed Restrictions Committee has been obtaining the names of new residences for some time, and a letter and information about the deed restrictions has been sent to these people. However a concerted effort to form a Welcoming Committee and diligently contact these people would be a considerable improvement. Rick Vance will check into the matter and take some action.

The usual invoices were approved, and checks signed that were distributed by Rick Vance. Rick Vance also passed out the monthly financial statement to the board. A new checking account has been established for HPD SECURITY ONLY. The checks for this account will be YELLOW. GREEN checks will be used for the account that pay General Expenses.

Rick was able to get Texas Commerce Bank NOT to charge us service charges. Rick thanked Candy Prater for making up the new HPD SECURITY BUDGET.

The meeting adjourned about 9:45 pm.


PAUL H. MEETING, Secretary

NOVEMBER 6, 1990

MINUTES FOR MONTHLY BOARD OF DIRECTORS MEETING - NOVEMBER 6, 1990
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The meeting was called to order at 7:32 p.m. by Rick Vance, Acting President, in the office of Attorney Jim York. Those directors present were:

Rick Vance, Candy Prater, Tom Hawkins and Paul Meeting

Others present were: Jim York, Attorney for IFCIA.
Pat Gandy, Michelle Adams and Wanda Jones

Minutes for the September meeting were presented for approval and were approved.

Pat Gandy presented several ideas and requests to the board.

1. She wants a copy of the by-laws for IFCIA.
2. She wants a clear copy of all deed restrictions for IFCIA.
 - a. Purchasers no longer receive a copy when they purchase a home.
 - b. Pat will furnish to those that buy homes through her.
 - c. Pat Gandy can give us a new owner list once a month.
 - d. Pat Gandy wants us to hire a business manager like Inwood Pines? It seems she had trouble getting one lien released.
3. Pat Gandy wants us to put a "cap" on raising maintenance fees. She feels we cannot sell it without a "cap." She is willing to work on a committee to get the fees raised.

Jim York had a short report. All liens have been filed. Goodwin on Tall Pines paid all back maintenance fees, legal fees, and court costs. He is slowly fixing up his house. Jarvis on Victory is supposed to also have paid. York will check with Dwyer. He has received no answer from Jack Kennedy, 5323 Council Grove. Terry Floyd has not yet been served although activity has been noticed at his house. The boat and trailer are gone. Time limit expired on the Writ. York will obtain another one. Jim York left meeting at 8:03 pm.

Michelle Adams reported on IFCIA meeting November 7th. They estimate the attendance to be 75-80, although less than that signed the attendance list. Michelle said she learned alot from the meeting. The board told her to schedule 3 meeting per year in the future. Michelle suggested each committee chairman write an article for each newsletter. She received 10 names of people who will volunteer to be block captains. She suggested we have a "write to the editor" column where people could let off "steam."

Wanda Jones came to the meeting to ask for a check-in the amount of about \$850. to buy a radio for our patrol car. This radio will allow our officers to call for back-up when they corner a suspect. Using the telephone is too slow. The radio will allow out patrol to pursue suspected felons more aggressively. The patrol keeps a log in the car. Rick Vance looked at it and the patrol does more than he thought. Wanda was asked if the board could see a copy of the log once a month. Tom Hawkins said the patrol stays at Stop and Go on Victory part of time on Sunday. Wanda asked that he report to her immediately when he notices them not working or out of IFCIA area. We may switch our car telephone from GTE Mobil Net to Houston Cellular. We will get a better price. Car is now being serviced at Inwood Automotive on Little York in place of Shell. Wanda reports the car is worn out and needs to be replaced. Wanda was asked to get bids for repairing the car to put it in A-1 shape so we could compare to cost of buying a different unit. Lt. Ross will probably be transferred and we will have to hire a new administrator of the program. Paul Meeting made a motion that we buy portable radio for our HPD patrol not to exceed \$850. Tom Hawkins seconded the motion, and the motion passed.

Rick Vance reported we are having trouble getting liability insurance for our directors because of the exposure our HPD patrol causes. He would like to hear what other sub-divisions are doing that have patrols, such as Inwood West, Oaks of Inwood, Inwood North and Inwood Pines. Directors are insured until Dec. 17, 1990.

Rick Vance said Jim Kilpatrick had asked for a bid from Tucan to repair the pool. The bid was \$24,387. which includes repairing deck, separating deck from pool, and replastering the pool. We probably will discuss at next meeting.

Rick Vance said we should buy two new entrance signs. One should be facing east on Victory near the Deep Forest Intersection. This would enhance Section 1 and 2 he stated. He also suggested we put one on Victory near the Oak Arbor entrance to Section 9.

Rick Vance passed out the monthly financial report, and checks were signed and invoices approved. The meeting adjourned at 8:46 pm.

Carla H. Meeting

**THE MINUTES FOR
DEC 1990 ARE
MISSING**

DATE OF NOTICE SEPT 9 2006 -
ARCHIVES MANAGER