

MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

April 8, 1992

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:40 p.m. on Wednesday, April 8, 1992 at Ken and Dorothy Miller's residence, _____ Cone Crest, Houston, Texas, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Joanne Ferguson
Robert Davenport
Ken Miller
Rita Rogers (joined the Meeting at 8:15 p.m.)

The following persons were also present:

Michelle Adams
Dorothy Miller

The Chairman declared that a quorum of Directors was present and that the Meeting would therefore proceed with the transaction of business.

Approval of Minutes

The Chairman distributed copies of the minutes of the Special Meeting of the Board of Directors held on March 11, 1992. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the Special Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated March 11, 1992 be and they hereby are approved as read.

Deed Restrictions Committee

Dorothy Miller distributed copies of the Deed Restrictions Committee Report, a copy of which is attached to these Minutes for reference, for review by the Directors and reported as follows:

7907 Antoine - Mr. Merino claims that he has cleared all violations and Mr. York has recommended that Mr. Merino be given until the end of April to fully comply with the deed restrictions.

7903 Antoine - Mr. York has sent a letter to Mr. Griffen. The City's Neighborhood Protection Division issued a citation to the property owner in December and another citation will be issued in the near future.

7531 Antoine - Dorothy has notified Ms. Burkhalter once in person and three letters have been sent to date concerning the violations at the property. Preparing to move to Phase II.

6023 Green Falls - Dorothy is assembling a file of photos and notice letters to submit to Mr. York.

5918 Black Maple - Deed Restrictions Committee recommended that a house be built on the property or that the remaining burned structure be taken down to the slab. It was noted that a contractor is living in the existing garage apartment. The property owner, Mrs. Bracket, has satisfied all of the City's clean-up requirements. Dorothy solicited the Board's recommendation.

Dorothy asked the Directors for their approval to proceed to Phase II (attorney's demand letter) with regard to the properties at 6023 Green Falls and 5918 Black Maple. After discussion, and upon motion duly made, seconded and unanimously carried, the following resolutions were adopted:

RESOLVED, that the file on deed restrictions violations at the property located at 6023 Green Falls be submitted to the Association's attorney with instructions to send a demand letter.

RESOLVED, that the file on deed restrictions violations at the property located at 5918 Black Maple be submitted to the Association's attorney with instructions to send a demand letter.

A general discussion followed regarding the possibility of seizing the vacant lot next to the Merino house on Antoine. Rick

reported that past Boards have looked into the matter. At that time, minimal taxes were owed and liens may already have been paid. It was suggested that the Board might send a "low-risk statement" to the property owner advising that IFCIA will foreclose if maintenance fees are not fully paid through the current year. Dorothy will call Mike Dwyer to check on existing maintenance fee liens, if any, on this property and will contact Mr. York regarding general costs involved in foreclosing on a property.

Dorothy distributed to each Director a copy of the procedures comprising Phases I, II, and III, which will be followed by the Deed Restrictions Committee. Dorothy stressed the importance of having all documentation ready to proceed to each next Phase, and Rick stressed the importance of taking quick and decisive action when it becomes necessary.

Rick asked about the dishwasher set out at the curb at the corner of Victory and Deep Forest. Dorothy had already contacted Mrs. Weiser who promised that the appliance would be moved immediately.

Newsletter Committee

Rick reported that he needs 15 additional newsletters for distribution in his section; Mark Hillje also needs an additional 15 newsletters. Joanne pointed out that the Block Captains will need to verify the number of homes to which they are distributing.

Positive Interaction Program

Joanne reported that the next PIP meeting is scheduled for 7:30 p.m. on Thursday, April 16 and that she could not attend. Dorothy Miller volunteered to attend with Carole Kilpatrick. Councilwoman Helen Huey is the scheduled speaker. Michelle asked if we could find out how many school children are wearing "ankle monitors".

Pool Committee

Rick reported that the insurance adjustor met with Toucan representatives at the pool to assess damage from the recent flooding. It was determined that we had a loss of approximately \$1,600, less \$500 deductible. Toucan mentioned that the filters might be damaged. According to the adjustor, filters are considered "contents" and we do not carry coverage for contents. We are considering a proposal to acquire contents coverage. The pumphouse was not covered for contents. Toucan anticipates that the filters may hold out for another year or two.

Rick will furnish a proposal to the Directors in the next week or two regarding pool schedule and fees for the 1992 summer season.

Robert noted that the breaker in the poolhouse is going out when the garage lights are turned on. The problem could be attributable to added security lighting or recent severe weather. Dorothy advised that the breaker needs to be replaced with one of the same type.

Robert asked for a key to the garage. Rick will make a copy for him.

At 8:15 p.m., Rita joined the Meeting and reported that the pool/park area had been mowed, that flower beds had been planted in the pool/park area, and that canna lily bulbs would be planted in front of the wood fence at the pool as soon as possible. Rita made a copy of the key to the restrooms.

General discussion followed about the up-coming summer season. It was suggested that the focus should be on newer residents with or without children. Area real estate agents might stress the pool/park facilities to prospective buyers with children.

"Pool Pre-Registration Day" activities were discussed. It was suggested that tables be set aside for security sign-ups, C.H.A.T. stickers, bicycle registration, pool tags, etc., with an article to appear in The Leader on May 16. Suggested hours for the event were 10:00 a.m. to 2:00 p.m. No one volunteered to organize the event.

The Board briefly discussed offering special discounts to pool users, but the idea was scrapped because the pool needs to generate revenue.

Rita raised the possibility of non-resident memberships. Rick pointed out that other neighborhoods that have pools use this plan, that it fosters a "neighborly" feeling, and that it generates substantial fees. Robert opposed the idea. Rita suggested that the invitation be limited to the immediate area such as Oak Forest, Shepherd Park Plaza, Candlelight Estates, Carriage Lane and other small subdivisions located near T. C. Jester which do not have community pools. Rick pointed out that such a program would necessitate tighter security at the pool for checking tags, etc. Rita suggested a sign-in/sign-out sheet listing badge numbers and emergency phone numbers. Rick said parental releases may or may not hold up in court but would at least make parents aware of the risk. He commented that we don't pay our gate guards enough to

expect them to adequately monitor "outsiders." Rick will ask Mr. York about releases and our liability exposure regarding "offsite" residents using our facilities.

New Residents Committee

There was no report from this Committee which is still in the planning stage.

Civic Awareness Committee

Michelle reported that no meeting has been scheduled in the near future.

Rick asked that the Board members review signage in the neighborhood and report on any that may need replaced. Robert will contact the City regarding availability. Ken will pick up the CrimeStoppers signs which have been furnished to IFCIA free-of-charge and we will determine where they are to be placed.

Robert requested a budget of \$125 to purchase "Children-at-Play" signs for approximately \$24 each, together with hardware for installation. Upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the Board hereby approves the expenditure of \$125 for "Children-at-Play" signs, together with proper hardware, for installation on major streets in the subdivision, and that Robert Davenport be and he hereby is authorized to purchase such signs and hardware on behalf of the Association and install such signs at appropriate locations in Inwood Forest.

Other Legal Matters

Rick reported that he had not received a written report from Mr. York prior to the meeting regarding status of legal matters. Rick suggested that the Board notify Mr. York that the Directors would begin a search for other legal counsel and consider other candidates. Ken Miller has not begun to interview other candidates pending this decision from the Board.

Dorothy pointed out that Mr. York has been responsive in handling deed restrictions demand letters, that he is not on retainer but rather handles matters on an item-by-item basis, and that he performs in a timely manner. She feels certain that another attorney would require a retainer and recommends using Mr. York for routine matters while conducting a search for an

aggressive expert on matters affecting civic clubs and questions needing legal interpretation (such as a 1985 letter which Dorothy has in the Deed Restrictions Committee file regarding the Committee's position on fences). Rick and Robert feel that we should have only one attorney representing us on all issues. Dorothy and Rita feel that we should consider our frequency of needing an attorney and other pros and cons. A proposal was made to interview Mr. Ewalt and Ken Miller's prospect. Mr. Ewalt will be invited to the next Board meeting.

Security Committee

Rita reported that a special insert for Security Patrol Program sign-ups had been placed in the March newsletter but to date there had been no response. She reviewed the request for more clear, concise reporting from Mike Dwyer. A copy of the Association's letter to Mr. Dwyer is attached to these Minutes for reference. Dwyer sees no problem with complying with the new requirements and, in fact, has already initiated some of the suggested changes. He has a new laser printer and has improved the quality of paper stock. The Directors agreed that it is unnecessary to have detachable, perforated statements for security services because it would be too costly. Dwyer apologized for late billing in March (due to tax season). It was agreed that renewals need at least three weeks' notice. Dwyer welcomed the instructions from the Board and our solicitation of his assessment of the status of the Security Patrol Program. He agreed that he could furnish home phone numbers for the security patrol sheet used by the officers but that he would need each homeowner's permission before supplying such information. He can provide information on new residents, but a representative will need to come to his office to review files because the files cannot be released out of his office. He will meet with Ken and Rita after the April 15 IRS filing deadline. Rita reported that Dwyer responded the same day he received the letter.

Robert showed the Directors a book of logos/designs and suggested a sticker in the shape of a shield, 3 inches high and 3 inches wide, in reflective white, with no lettering. He had researched the cost. We could purchase 1,000 stickers for \$515 (\$0.52 each) or 500 stickers for \$360 (\$0.72 each). He pointed out that \$259 had earlier been allocated to fix the garage door but that the sum was not expended because he and Jim Kilpatrick had fixed the door. Robert suggested applying the \$250 savings toward the purchase of the stickers. It was also pointed out that we would be getting a \$279 refund on insurance which might also be applied to the cost. Robert made a motion to vote on the purchase of the Security Patrol stickers which could be inserted in

subscribers' assessments. The motion was not seconded. Rita suggested that the decision be postponed until the April 15 Security Committee Meeting at which time we could get a count on how many participants have renewed and how many new members were signed up. The Board agreed with this approach.

The next item discussed was the residents' car stickers which could be purchased 1,000 for \$315 or 1500 for \$367.50. The proposal was tabled because of lack of funds.

Rick advised that September 1 is the Security Patrol Program's fiscal year.

Joanne submitted a "Vacation Watch Request Form" for inclusion in the proposed Security Patrol Program Package. Dorothy suggested that the subscriber's Security Patrol Program account number be included in the proposed "vacation watch request" form. The form was approved by the Directors, but printing was delayed pending the outcome of the April 15 count of current Program members.

Esplanades/Park Committee

Rita reported that the City of Houston, Public Works Department may have money available for fill dirt and that IF is only one of the more than 50 subdivisions eligible to receive the dirt. She has received 5 responses to the March newsletter solicitation for esplanade funds. Residents have contributed \$285 to the Fund so far this year. She reported that an unbudgeted expense of \$150 would be necessary to remove a pine tree in the park that has been struck by lightning. Upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the Board approves the expenditure of \$150.00 for the removal of a dead pine tree in the pool/park area.

Rita reported that a previously-approved \$390 has been expended for beds at Antoine/Victory and Antoine/Gulf Bank. An additional \$135 has been spent to rework the beds, fill in soil, mulch around newer trees, and diazinon ant beds. Troy has cleaned out the dirt by the parking lot which resulted from recent floods. This expense was previously approved. Bedding plants were purchased for \$13/flat. Future contributions to the ongoing "Esplanade Beautification Fund" will cover this cost. Upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the Board approves the expenditure of \$500.00, which sum is not in the current budget, for the repair of beds at the entrances to the subdivision and the purchase of bedding plants.

Rita will submit the names of all residents who have contributed to the Fund to Joanne for publishing in the May newsletter. It was suggested that contributions might be "earmarked" for bedding plants.

Rita has obtained a scale drawing of the Victory esplanade plans for Mr. Baccus. Baccus will now submit the plans to the City. Rita will prepare a letter for Rick's signature, as IFCIA President, requesting the City to proceed with the project. It was pointed out that, in the past, Rice University volunteers have planted the trees and no IF residents were involved. The Board agreed to wholeheartedly support Mr. Baccus and his volunteers by providing refreshments and asking other residents to individually support the effort.


Other Business

Joanne will contact Tommy Vallone regarding printing a condensed 1992 Pool Season Schedule on paper stock which Mr. Vallone has said he will donate.

Treasurer's Report

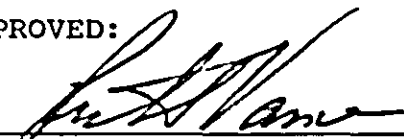
Mike Dwyer's Report is attached to these Minutes for reference. The Directors reviewed the Security Patrol Car phone bill and all appeared to be in order. Monthly checks were approved and signed. Rita requested an Annual Report from Mike Dwyer and he has promised to furnish it.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 10:05 p.m.



JOANNE FERGUSON
Secretary of the Meeting

APPROVED:



RICK VANCE
Chairman of the Meeting

AGENDA

IFCIA BOARD OF DIRECTORS MEETING

April 8, 1992

Call to Order

Introduction - Rick Vance

Review and Approval of 3/11/92 Meeting Minutes - Joanne Ferguson

Committee Reports

- **Deed Restrictions - Dorothy Miller**

- **Esplanades and Park - Rita Rogers**

- **Newsletter - Joanne Ferguson**

- **PIP - Joanne Ferguson**

- **Pool - Rick Vance**

- **New Residents - Ken Miller**

- **Civic Awareness - Michelle Adams**

Other Business

- **Permanent Meeting Location**
- **Other**

Treasurer's Report

Adjournment

MEMO

BOARD OF DIRECTORS IPCIA

APRIL 8, 1992

STATUS ON ITEMS TURNED OVER TO ATTORNEY:

- A. MERINO-7907 ANTOINE-letter sent by attorney listing violations. Phone response from Merino stating that he had complied with all of the specified violations. As of 4-4-92, only one (1) item on the list of 5 was cleared-camper removed. Will review this weekend as to the severity of existing violations. If area still trashy, cars still parking on vacant lot, etc., then will ask attorney to follow through on further legal action. Will provide more photos for support.
- B. GRIFFEN-7903 ANTOINE-vacant lot-letter sent by attorney week of 4-6-92. Awaiting response. Suggest that if no response within the 10 day period, attorney be authorized to file. Would like to know status of \$48 maint. fee. Can we file to seize property?
- C. BURKHALTER-7531 ANTOINE-southwest corner Antoine & Long Creek-in phase 1, preparing to go to phase 2 if nighttime front yard bbq keep up. Yard in back unkept, trash on back patio, trash placed at curb 3 days before pickup.
- D. 6023 GREEN FALLS-getting packet ready to turn over to attorney. House with tarp on it. Photos to support being developed.
- E. BLACK MAPLE-burned house-Stephen H. Bracket-getting packet ready to turn over to attorney. Members of Sec 1 & 2 DR comm. want a vacant lot or else a house there. Comments??

PROCEDURES FOR DEED RESTRICTIONS

- A. Each section of IF will be inspected at least once a month via driveby or else periodic walking of section.

PHASE I

1. Upon sighting of violation, notation is made and a letter will be sent to the resident. 10 working days will be given to clear matter.
2. Re-visit of sight will be made after the 1st grace period runs out. If the problem still exist, a 2nd stronger letter will be sent. 10 more working days will be given to clear matter.
3. Upon third visit of problem sight, a final notice will be sent to the resident stating that the next time he hears from the DR committee it will be from the attorney's office concerning his violation.

If the resident has contacted the DR committee at any time during PHASE I, all attempts should be made to settle matter before going to PHASE II. PHASE II begins legal action and as such should be used whenever all reasonable attempts have failed with the resident.

PHASE II

1. Packet is prepared to turn over to attorney. Copies of letters and responses from resident. Photos and detailed info substantiating violations.
2. Packet is turned over to attorney with instructions to send a demand letter. Demand letter sent.
3. Review of situation and responses received by attorney and DR committee.

If at this stage, it is deemed that the resident still has not complied, then PHASE III will be initiated.

PHASE III

1. Attorney given go ahead by board of directors to begin filing a suit of compliance.

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INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

April 6, 1992

Mr. Michael E. Dwyer, P. C.
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Dear Mike:

As you are aware, membership in our Security Patrol Program continues to decline. Over the past few months, concerned residents have stepped forward to form a committee to launch a membership drive and to evaluate the pros and cons of the overall program. All facets of the administrative procedures have been analysed, and it is the committee's recommendation, with the Board's approval, that the following changes would improve services and encourage increased and continued interest in the program.

1. Response to New Members - With the special insert in the 3/1/92 Inwood Forest News and subsequent literature regarding the Security Program, new member information and payments will be first directed to the I.F. P. O. Box. Until further notice, you will not be responsible for responding to new members. Committee members will send revised information packets. This will enable us to respond immediately and to monitor the progress of the campaign. Payments and member information will be forwarded to you for accounting purposes only.
2. Billing Procedures - Billing notices should be revised to include: better quality and colored paper stock, improved printing, detachable portion for return with payment, more information regarding telephone contact numbers, etc. The billing notices should be professional in appearance causing the recipient to take notice and feel confident in returning their payment.

Billing notices must be mailed no later than 30 days prior to the due date. If payment is not received 30 days following the due date, a second notice should be sent allowing 30 additional days for payment. This notice should advise the member that if no payment is received by a specified date, the member will be dropped from the Patrol's listing and they will be required to follow re-enrollment procedures.



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

April 6, 1992
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3. Membership Reports - Reports should reflect members who are no later than 60 days delinquent in payment. The reports will then reflect a truer picture of participation for both the committee and the officers on patrol.

In addition, members will be given the option to include home/work telephone numbers on the report. This will give the patrol officers the added ability to contact the member should a problem arise at their residence.

We would like to implement these changes as soon as practical. If you require further information, please contact Rita Rogers at 445-4465 or Ken Miller at 660-4104(work) or 447-6584(home). We would like to schedule a meeting with you within the next week to review these proposals in more detail.

Board of Directors

MICHAEL E. DWYER, P.C.
CERTIFIED PUBLIC ACCOUNTANT
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Board of Directors
Inwood Forest Community
Improvement Association

I have compiled the accompanying balance sheet-modified cash basis of Inwood Forest Community Improvement Association as of March 31, 1992 and the related statement of revenue and expenses-modified cash basis for the two months then ended in accordance with standards established by the American Institute of Certified Public Accountants. The financial statements have been prepared on the modified cash receipts and disbursements basis of accounting which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budget of Inwood Forest Community Improvement Association has not been compiled or examined by me and, accordingly, I do not express an opinion or any other form of assurance on it.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of modified cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

April 8, 1992

Michael E. Dwyer, P.C.

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 BALANCE SHEET
 AS OF 3/31/92

PAGE: 1

ASSETS

| | | |
|------------------------------|---------|---------|
| CURRENT ASSETS | | |
| CASH-T.C.B.-CHECKING | 2,059 | |
| PETTY CASH-T.C.B.-CKG | 507 | |
| CASH-SECURITY | 8,132 | |
| MONEY MKT-SAVINGS T.C.B. | 109,785 | |
| MONEY MKT-SPECIAL T.C.B. | 4,316 | |
| TOTAL CURRENT ASSETS | | 124,800 |
| PROPERTY AND EQUIPMENT | | |
| LAND | 5,259 | |
| LAND IMPROVEMENT | 6,724 | |
| SWIMMING POOL | 16,748 | |
| POOL FENCE | 1,400 | |
| BUILDING | 17,104 | |
| PLAYGROUND EQUIPMENT | 23,562 | |
| MACHINERY AND EQUIPMENT | 2,789 | |
| SECURITY VEHICLE | 13,733 | |
| ACCUMULATED DEPRECIATION | 44,391- | |
| ACCUM.DEPRN-SECURITY | 10,004- | |
| TOTAL PROPERTY AND EQUIPMENT | | 32,923 |
| TOTAL ASSETS | | 157,722 |

LIABILITIES AND FUND BAL.

| | | |
|---------------------------------|---------|---------|
| UNEARNED SECURITY REVENUE | 19,485 | |
| FUND BALANCE | | |
| DEPRECIATION | 4,164- | |
| CONTRIBUTIONS | 125,977 | |
| CURRENT YEAR INC (LOSS) | 37,957 | |
| BEGINNING FUND BALANCE | 21,533- | |
| TOTAL FUND BALANCE | | 138,237 |
| TOTAL LIABILITIES AND FUND BAL. | | 157,722 |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 3 MONTHS ENDING 3/31/92

| | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|------------------------------|---------------------|----------------|--------------------|----------------|
| | ===== | ===== | ===== | ===== |
| REVENUES | | | | |
| MAINTENANCE-HOMEOWNERS | 2,544 | 26.2 | 52,853 | 69.0 |
| MAINTENANCE-TOWNHOMES | | | 3,456 | 4.5 |
| TRANSFER FEES | 300 | 3.1 | 611 | 0.8 |
| POOL RECEIPTS | | | 35- | 0.0- |
| ESPLANADE BEAUTIFICATION | 115 | 1.2 | 255 | 0.3 |
| SECURITY REVENUE | 6,593 | 67.8 | 19,280 | 25.2 |
| RECOVERY OF LEGAL FEES | 172 | 1.8 | 172 | 0.2 |
| | ----- | ----- | ----- | ----- |
| * TOTAL REVENUES | 9,724 | 100.0 | 76,592 | 100.0 |
| POOL EXPENSES | | | | |
| POOL CONTRACT | 2,897 | 29.8 | 3,897 | 5.1 |
| ELECTRICITY | 176 | 1.8 | 846 | 1.1 |
| TELEPHONE | 30 | 0.3 | 120 | 0.2 |
| | ----- | ----- | ----- | ----- |
| * TOTAL POOL EXPENSES | 3,103 | 31.9 | 4,863 | 6.3 |
| OPERATING & ADMIN | | | | |
| ESPLANADE MAINTENANCE | 2,849 | 29.3 | 5,734 | 7.5 |
| LEGAL | 41 | 0.4 | 378 | 0.5 |
| ACCOUNTING | 750 | 7.7 | 2,250 | 2.9 |
| INSURANCE | | | 5,496 | 7.2 |
| STATIONARY-POSTAGE-ADMIN. | 135 | 1.4 | 1,198 | 1.6 |
| SECURITY-ADMINISTRATIVE | 64 | 0.7 | 860 | 1.1 |
| SECURITY OFFICERS | 5,078 | 52.2 | 14,888 | 19.4 |
| SECURITY VEHICLE | 757 | 7.8 | 1,782 | 2.3 |
| SECURITY INSURANCE | 540 | 5.6 | 1,534 | 2.0 |
| DEPRECIATION-VEHICLE | 150 | 1.5 | 450 | 0.6 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OPERATING & ADMIN | 10,363 | 106.6 | 34,571 | 45.1 |
| OTHER INCOME | | | | |
| INTEREST INCOME | 288 | 3.0 | 798 | 1.0 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OTHER INCOME | 288 | 3.0 | 798 | 1.0 |
| | ----- | ----- | ----- | ----- |
| * NET INCOME (LOSS) | 3,454- | 35.5- | 37,957 | 49.6 |
| | ===== | ===== | ===== | ===== |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IF CIA EXCLUDING SECURITY
 FOR THE 3 MONTHS ENDING 3/31/92

| | ----- CURRENT ----- | -- YEAR TO DATE -- | ----- | ----- |
|------------------------------|---------------------|--------------------|--------|---------|
| | ACTUAL | PERCENT | ACTUAL | PERCENT |
| | ===== | | ===== | |
| REVENUES | | | | |
| MAINTENANCE-HOMEOWNERS | 2,544 | 81.3 | 52,853 | 92.2 |
| MAINTENANCE-TOWNHOMES | | | 3,456 | 6.0 |
| TRANSFER FEES | 300 | 9.6 | 611 | 1.1 |
| POOL RECEIPTS | | | 35- | 0.1- |
| ESPLANADE BEAUTIFICATION | 115 | 3.7 | 255 | 0.4 |
| RECOVERY OF LEGAL FEES | 172 | 5.5 | 172 | 0.3 |
| | ----- | | ----- | |
| * TOTAL REVENUES | 3,131 | 100.0 | 57,312 | 100.0 |
| POOL EXPENSES | | | | |
| POOL CONTRACT | 2,897 | 92.5 | 3,897 | 6.8 |
| ELECTRICITY | 176 | 5.6 | 846 | 1.5 |
| TELEPHONE | 30 | 0.9 | 120 | 0.2 |
| | ----- | | ----- | |
| * TOTAL POOL EXPENSES | 3,103 | 99.1 | 4,863 | 8.5 |
| OPERATING & ADMIN | | | | |
| ESPLANADE MAINTENANCE | 2,849 | 91.0 | 5,734 | 10.0 |
| LEGAL | 41 | 1.3 | 378 | 0.7 |
| ACCOUNTING | 750 | 24.0 | 2,250 | 3.9 |
| INSURANCE | | | 5,496 | 9.6 |
| STATIONARY-POSTAGE-ADMIN. | 135 | 4.3 | 1,198 | 2.1 |
| | ----- | | ----- | |
| * TOTAL OPERATING & ADMIN | 3,774 | 120.5 | 15,056 | 26.3 |
| OTHER INCOME | | | | |
| INTEREST INCOME | 288 | 9.2 | 798 | 1.4 |
| | ----- | | ----- | |
| * TOTAL OTHER INCOME | 288 | 9.2 | 798 | 1.4 |
| | ----- | | ----- | |
| * NET INCOME (LOSS) | 3,458- | 110.4- | 38,191 | 66.6 |
| | ===== | | ===== | |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IFCIA SECURITY PATROL
 FOR THE 3 MONTHS ENDING 3/31/92

| | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
| | ===== | ===== | ===== | ===== |
| REVENUES | | | | |
| SECURITY REVENUE | 6,593 | 100.0 | 19,280 | 100.0 |
| | ----- | ----- | ----- | ----- |
| * TOTAL REVENUES | 6,593 | 100.0 | 19,280 | 100.0 |
| | | | | |
| OPERATING & ADMIN | | | | |
| SECURITY-ADMINISTRATIVE | 64 | 1.0 | 860 | 4.5 |
| SECURITY OFFICERS | 5,078 | 77.0 | 14,888 | 77.2 |
| SECURITY VEHICLE | 757 | 11.5 | 1,782 | 9.2 |
| SECURITY INSURANCE | 540 | 8.2 | 1,534 | 8.0 |
| DEPRECIATION-VEHICLE | 150 | 2.3 | 450 | 2.3 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OPERATING & ADMIN | 6,589 | 99.9 | 19,514 | 101.2 |
| | ----- | ----- | ----- | ----- |
| * NET INCOME (LOSS) | 4 | 0.1 | 234- | 1.2- |
| | ===== | ===== | ===== | ===== |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 3 MONTHS ENDING 3/31/92

| | CURRENT | | | YEAR TO DATE | | |
|--------------------------------------|---------------|--------------|---------------|---------------|---------------|----------------|
| | ACTUAL | BUDGET | BUDG-VAR | ACTUAL | BUDGET | BUDG-VAR |
| REVENUES | | | | | | |
| MAINTENANCE-HOMEOWNERS | 2,544 | 4,913 | 2,369- | 52,853 | 14,783 | 38,070 |
| MAINTENANCE-TOWNHOMES | | | | 3,456 | 3,350 | 106 |
| TRANSFER FEES | 300 | 166 | 134 | 611 | 506 | 105 |
| POOL RECEIPTS | | 333 | 333- | 35- | 999 | 1,034- |
| ESPLANADE BEAUTIFICATION | 115 | 83 | 32 | 255 | 253 | 2 |
| SECURITY REVENUE | 6,593 | | 6,593 | 19,280 | | 19,280 |
| RECOVERY OF LEGAL FEES | 172 | 208 | 36- | 172 | 628 | 456- |
| * TOTAL REVENUES | 9,724 | 5,703 | 4,021 | 76,592 | 20,519 | 56,073 |
| POOL EXPENSES | | | | | | |
| POOL CONTRACT | 2,897 | 1,500 | 1,397- | 3,897 | 4,500 | 603 |
| ELECTRICITY | 176 | 292 | 116 | 846 | 876 | 30 |
| TELEPHONE | 30 | 29 | 1- | 120 | 87 | 33- |
| WATER | | 267 | 267 | | 797 | 797 |
| REPAIR & MAINTENANCE | | 417 | 417 | | 1,247 | 1,247 |
| * TOTAL POOL EXPENSES | 3,103 | 2,505 | 598- | 4,863 | 7,507 | 2,644 |
| OPERATING & ADMIN | | | | | | |
| ESPLANADE MAINTENANCE | 2,849 | 1,667 | 1,182- | 5,734 | 4,997 | 737- |
| MOSQUITO CONTROL | | 167 | 167 | | 497 | 497 |
| LEGAL | 41 | 1,000 | 960 | 378 | 3,000 | 2,622 |
| ACCOUNTING | 750 | 750 | | 2,250 | 2,250 | |
| INSURANCE | | 750 | 750 | 5,496 | 2,250 | 3,246- |
| STATIONARY-POSTAGE-ADMIN. | 135 | 142 | 7 | 1,198 | 422 | 776- |
| SECURITY-ADMINISTRATIVE | 64 | | 64- | 860 | | 860- |
| SECURITY OFFICERS | 5,078 | | 5,078- | 14,888 | | 14,888- |
| SECURITY VEHICLE | 757 | | 757- | 1,782 | | 1,782- |
| SECURITY INSURANCE | 540 | | 540- | 1,534 | | 1,534- |
| DEPRECIATION-VEHICLE | 150 | | 150- | 450 | | 450- |
| * TOTAL OPERATING & ADMIN | 10,363 | 4,476 | 5,887- | 34,571 | 13,416 | 21,155- |
| OTHER INCOME | | | | | | |
| INTEREST INCOME | 288 | 542 | 254- | 798 | 1,622 | 824- |
| * TOTAL OTHER INCOME | 288 | 542 | 254- | 798 | 1,622 | 824- |
| * NET INCOME (LOSS) | 3,454- | 736- | 2,718- | 37,957 | 1,218 | 36,739 |

| BCH | REF | DATE | EMPL | DESCRIPTION | ACCOUNT | AMOUNT |
|------|------|---------|------|-------------------------|---------|------------|
| 0- 0 | 1 | 3/31/92 | 0 | SEC CKS FOR MO 3/92 | 109 | 6,439.13- |
| 0- 0 | 2 | 3/31/92 | 0 | SERVICE CHG-OPERARING | 83501 | 41.78 |
| 0- 0 | 3 | 3/31/92 | 0 | OPERATING CKS FOR 3/92 | 101 | 6,876.78- |
| 0- 0 | 4 | 3/31/92 | 0 | INTEREST INCOME | 91101 | 288.28- |
| 0- 0 | 5 | 3/31/92 | 0 | DEPOSIT-ASSOC.MNY.MKT. | 60301 | 300.00- |
| 0- 0 | 5 | 3/31/92 | 0 | DEPOSIT-ASSOC.MNY.MKT. | 60101 | 2,544.00- |
| 0- 0 | 5 | 3/31/92 | 0 | DEPOSIT-ASSOC.MNY.MKT. | 60801 | 172.00- |
| 0- 0 | 5 | 3/31/92 | 0 | DEPOSIT-ASSOC.MNY.MKT. | 60601 | 115.00- |
| | | | | | | 3,131.00-* |
| 0- 0 | 6 | 3/31/92 | 0 | | 111 | 3,457.50- |
| 0- 0 | 7 | 3/31/92 | 0 | DEPRECIATION | 402 | 5,470.00- |
| 0- 0 | 7 | 3/31/92 | 0 | DEPRECIATION | 402 | 5,470.00 |
| 0- 0 | 7 | 3/31/92 | 0 | UNEARNED SEC REVENUE | 402 | 5,470.00- |
| 0- 0 | 7 | 3/31/92 | 0 | UNEARNED SEC REVENUE | 60702 | 5,470.00 |
| | | | | | | 0.00 * |
| 0- 0 | 8 | 3/31/92 | 0 | DEPRECIATION | 86902 | 150.00 |
| 0- 0 | 8 | 3/31/92 | 0 | DEPRECIATION | 292 | 150.00- |
| 0- 0 | 8 | 3/31/92 | 0 | DEPRECIATION | 510 | 221.00 |
| 0- 0 | 8 | 3/31/92 | 0 | DEPRECIATION | 290 | 221.00- |
| | | | | | | 0.00 * |
| 0- 0 | 9 | 3/31/92 | 0 | SECURITY CASH RECEIPTS | 109 | 12,063.00 |
| 0- 0 | 9 | 3/31/92 | 0 | SECURITY CASH RECEIPTS | 60702 | 12,063.00- |
| | | | | | | 0.00 * |
| 0- 0 | 1332 | 3/31/92 | 0 | VOID | 85102 | 0.00 |
| 0- 0 | 1333 | 3/31/92 | 0 | MICHAEL E. DWYER, PC | 85102 | 64.40 |
| 0- 0 | 1334 | 3/31/92 | 0 | GTE MOBILNET | 85302 | 175.80 |
| 0- 0 | 1335 | 3/31/92 | 0 | J M AUTOMOTIVE | 85302 | 351.25 |
| 0- 0 | 1336 | 3/31/92 | 2013 | FRANCIS ROSS | 85202 | 600.00 |
| 0- 0 | 1337 | 3/31/92 | 2014 | KARRY D VAN HUIS | 85202 | 375.00 |
| 0- 0 | 1338 | 3/31/92 | 2002 | JOHNNIE C HAMILTON, JR. | 85202 | 825.00 |
| 0- 0 | 1339 | 3/31/92 | 2009 | JAMES E BAKER | 85202 | 375.00 |
| 0- 0 | 1340 | 3/31/92 | 2003 | RUSSELL F LILLEY | 85202 | 675.00 |

| BCH | REF | DATE | EMPL | DESCRIPTION | ACCOUNT | AMOUNT |
|------|-------|---------|------|---------------------------|---------|----------|
| 0- 0 | 1341 | 3/31/92 | 2008 | GREGORY W SHAULL | 85202 | 375.00 |
| 0- 0 | 1342 | 3/31/92 | 2022 | BRUCE EVANS | 85202 | 960.00 |
| 0- 0 | 1343 | 3/31/92 | 2021 | CINDY HUTTO DeLANO | 85202 | 225.00 |
| 0- 0 | 1344 | 3/31/92 | 2027 | JOHN NICHOLS | 85202 | 225.00 |
| 0- 0 | 1345 | 3/31/92 | 2028 | TRAVIS ANDERSON | 85202 | 67.50 |
| 0- 0 | 1346 | 3/31/92 | 2029 | RANDY BARTON | 85202 | 225.00 |
| 0- 0 | 1347 | 3/31/92 | 2030 | JAMES PAVLU | 85202 | 150.00 |
| 0- 0 | 1348 | 3/31/92 | 0 | B M Q ENTERPRISES | 85302 | 230.06 |
| 0- 0 | 1349 | 3/31/92 | 0 | GALLAGHER-BRANIFF INSURAN | 85402 | 11.12 |
| 0- 0 | 1374 | 3/31/92 | 0 | MICHAEL E DWYER, PC | 83501 | 92.80 |
| 0- 0 | 1374 | 3/31/92 | 0 | MICHAEL E DWYER, PC | 82001 | 750.00 |
| | | | | | | 842.80 * |
| 0 | 1375 | 3/31/92 | 0 | JAMES M YORK | 81501 | 40.50 |
| 0 | 1376 | 3/31/92 | 0 | TOUCAN POOL CO., INC. | 70101 | 2,897.12 |
| 0- 0 | 1378 | 3/31/92 | 0 | TROY'S LANDSCAPE | 80501 | 2,849.00 |
| 0- 0 | 1379 | 3/31/92 | 0 | SW BELL | 71101 | 29.65 |
| 0- 0 | 1380 | 3/31/92 | 0 | H.L.& P. | 70601 | 175.93 |
| 0- 0 | 5002 | 3/31/92 | 0 | XFER TO OPERATING | 101 | 6,876.78 |
| 0- 0 | 13580 | 3/31/92 | 0 | HOUSTON GENERAL INSURANCE | 85402 | 529.00 |

33 DEBIT TRANSACTIONS 43,566.69 *
13 CREDIT TRANSACTIONS 43,566.69-*

46 TOTAL TRANSACTIONS: IN BALANCE

MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

May 13, 1992

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:45 p.m. on Wednesday, May 13, 1992 at Joanne Ferguson's residence, 5603 Bent Bough Lane, Houston, Texas, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Joanne Ferguson
Robert Davenport
Ken Miller
Rita Rogers

The following persons were also present:

Michelle Adams
Dorothy Miller
Mr. James Lee
Mrs. Mary Schaner

The Chairman declared that a quorum of Directors was present and that the Meeting would therefore proceed with the transaction of business.

Report from Residents

Mr. James Lee and Mrs. Mary Schaner, long-time Inwood Forest residents on Tall Pines, attended the Board Meeting for the purpose of protesting the construction of a cyclone fence in Section 2 by Mr. Smith at 7239 Tall Pines. Both parties had earlier written to the Deed Restrictions Committee asking that approval of the construction be denied. It is Mr. Lee's contention that (1) a previously-acting 1985-86 Board of Directors had no legal authority to change or amend the deed restrictions by issuing a "position letter" specifically permitting the construction of fences in Section 2 without first obtaining the consent of 100% of the IF residents as required by the Deed Restrictions and Bylaws; and (2) the currently-acting Board of Directors had no legal authority to grant permission, through its appointed Architectural Control and Deed Restrictions Committees, for the construction of Mr. Smith's

fence at 7239 Tall Pines. He requested the Board to enforce the deed restrictions for Section 2 as written and require Mr. Smith to remove the fence.

Discussion followed, and it was pointed out that the 1986 position letter was an attempt to bring Sections 2 and 12 into conformity with the other Inwood Forest Sections which permit fences. Rita and Dorothy explained that, in keeping with this policy and because other fences (both constructed and shrubbery) currently exist in Section 2, the Architectural Control and Deed Restrictions Committees decided that Mr. Smith could not be denied the right to erect his fence. Dorothy explained that, in response to Mr. Smith's request to construct the fence, the Deed Restrictions Committee's letter stated that "we do not seek to prohibit" the construction of the fence. Moreover, the letter set forth specific construction guidelines. Had the Committee not responded to Mr. Smith's request within 60 days, he could have constructed the fence without permission and without adhering to any guidelines. Mr. Smith's fence does comply with the guidelines set forth in the letter.

Rick explained that the 1986 position letter is not a legal, binding instrument, but was merely an attempt to resolve a difficult situation and to seek some level of conformity within IF. Robert asked what Mr. Lee's specific objections were to the fence and Mr. Lee reiterated that he expected specific enforcement of the deed restrictions as written. He asked if the Board intended to check into the legality of the matter. Rick again pointed out that the Architectural Control and Deed Restrictions Committees took a position but did not amend the deed restrictions nor enact new deed restrictions. He said that the Committees would continue to be faced with the Sections 2 and 12 fence question, that the matter would be handled on a case-by-case basis, and that the Board will continue to utilize the experience and position of former Deed Restrictions Committees as the most reasonable approach to the problem.

Mr. Lee and Mrs. Schaner left the meeting at 8:35 and the regular business of the Meeting continued.

Approval of Minutes

The Chairman distributed copies of the minutes of the Regular Meeting of the Board of Directors held on April 8, 1992. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the Regular Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated April 8, 1992 be and they hereby are approved as read.

Deed Restrictions Committee

Dorothy Miller distributed copies of the Deed Restrictions Committee Report, a copy of which is attached to these Minutes for reference, and reported on several properties in particular, as follows:

7903 Antoine - moved from Phase II to Phase III

5918 Black Maple - moved from Phase II to Phase III

All Phase I violations moved to Phase II

In addition, Dorothy reported as follows:

Antoine - Mr. Merino has cleared all violations and is now in compliance with deed restrictions.

7530 Deep Forest - IFCIA has a permanent injunction against the owner for any violations at the same location. Dorothy sent a letter regarding a pontoon boat at the location and reminded the owner of the permanent injunction. The boat was removed within 24 hours.

Antoine (vacant lot) - we can't clean the vacant lot. If we do, the court might consider that the property "is being maintained." Maintenance fees are not paid for 1992.

Dorothy distributed copies of a memo to the Board covering recent activity with the City of Houston. A copy of the memo is attached to these Minutes for reference. She has submitted to the City a traffic survey which she conducted on May 11, 1992 at the corner of Antoine and Long Creek.

Dorothy suggested that the Board write letters to Helen Hough and Nelda McQuary thanking them for their continued support and recent efforts in promoting the IF subdivision. Dorothy will draft a thank you letter, and Rick will sign as President of IFCIA.

Esplanade/Park Committee

Rita Rogers reported that \$550 has been received for the Esplanade Beautification Fund since January 1, 1992. Troy will schedule a clean-up of the pool area before the Memorial Day weekend opening. Rick suggested saving the old landscape timbers if possible. Rita will ask Troy to move them behind the poolhouse near the garage. It was noted that spikes and nails protruding from the timbers should be nailed in to prevent possible injuries. Rita reported an expenditure of \$75 for flowers to beautify the pool area and noted that we need to purchase a water hose and sprinklers. She also reported seeing cars parked in the pool parking lot during hours when the area is not open. She requested that a "Patrolled by HPD" sign be placed at the entrance to the

park. Robert noted that the sewer behind the garage on the east side needs flushed. Rita reported that Mr. Baccus' tree project will be submitted to the City.

Newsletter Committee

Joanne reported that the May newsletter would be distributed to the Block Captains during the May 16-17 weekend. Tommy Vallone donated the pink paper stock and printing of the condensed 1992 Summer Pool Schedule.

Positive Interaction Program

Dorothy Miller, who attended the April PIP meeting, reported that guest speaker Helen Huey stressed the City's role in serving the neighborhoods. Dorothy made more contacts with other subdivisions.

Pool Committee

Rick reported that the pool is ready to open on May 23 and that we will be purchasing a new cool water fountain for \$350 and five white resin lounge chairs for approximately \$500. Both expenditures are within budget. He suggested that we replace broken windows at the guard house and replace them with something more attractive and serviceable such as mesh bars. Rick has talked to two young men who were guards last year and they have expressed a desire to work for us again this year. Rick requested volunteers for a crew to clean-up the pool area on the Saturday prior to pool opening. Rita mentioned that Rob Inman wants to work this summer repainting the pool buildings. Rita and Joanne will select color(s). Rick advised that the pool numbers/depth markers need repainted and remarked that the landscaping looks great. Robert reported that the self-closing security gate at the baby pool is now permanently locked. There is not time prior to pool opening to submit an article to The Leader.

Rick brought up for discussion the proposed use of the IF pool by non-residents. He suggested that we post a sign announcing a pilot program for opening the pool to non-residents on a restricted basis. Rita had called other private pools and reported that \$150 is a reasonable fee. She also noted that Tom Flynt wants to give swimming lessons this year. After discussion by the Directors, and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that a pilot program for use of the Inwood Forest Pool by non-residents will be instituted, with the following guidelines:

Ten non-resident families will be admitted. Each non-resident family must be sponsored by an Inwood Forest resident pool member. The cost will be \$130 for a family of two adults and two children. Each additional child

will cost \$10 extra. The non-resident pool members will be subject to all restrictions governing pool use by regular members as well as any other restrictions deemed necessary or advisable by the Board.

If the pilot program is successful, the program could be expanded later during the season.

Rick noted that, in the past, we have utilized tags to identify pool members. It is an extra expense and is unenforceable. Rita has suggested a sign-in/sign-out sheet. The gate guards will keep a roll of all members with a formalized daily sign-in sheet which must list an emergency phone number. The guards will be responsible for checking that each pool user is a current member. It cannot be determined at this time if it will be practical to ask each pool user to sign out. Rick explained that this sign-in/sign-out sheet also applies to persons using the volleyball facilities. Every non-resident volleyball player must be accompanied by an IF resident volleyball player. Rick questioned how unauthorized people are gaining entry to our locked facilities when the pool is not officially open. He requested other Board members to report unauthorized persons in the pool area to him. Rick asked Mr. York about parents' Release forms. York advised that Releases are not necessary but advised the Board to formulate and display Pool Rules and consistently enforce them. The gate guards will have new, expanded duties.

New Resident Committee

Ken Miller reported that the New Resident Committee is not yet formed. Al Danto is working on flyers and brochure. The Committee will need to obtain names of new residents from real estate agents and/or Mike Dwyer.

Civic Awareness Committee

Michelle reported that the Committee does not have a current project. Rita suggested that Tony Docherty's Antoine beautification project or Mr. Baccus' tree project might be appropriate projects. Michelle will contact Docherty regarding the current status of the Antoine beautification project.

Other Business

Robert checked the site where a "Children-at-Play" was requested by an IF resident and also checked City ordinances. He decided not to spend money on the signs because the City would remove them. He has turned the citizen's request over to the City to let them put up their own signs at location(s) of their own choosing.

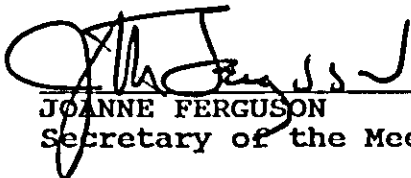
Ken volunteered as a liaison with the City's new Neighborhood Protection Office. He reported that current policy for demolition of dangerous buildings does not apply to 5555 Antoine (The Landmark

Apartments). Dorothy would like Helen Huey's office to advise or meet with the Board concerning dangerous buildings in the Inwood Forest area.

Treasurer's Report

Ken reported that the Association has money on hand. Rick briefly reviewed the report from Mike Dwyer and said that all expenses were reasonable and everything appeared to be in line. He noted that we need to transfer funds to petty cash to cover recent expenses. Monthly checks were approved and signed.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 9:30 p.m.



JOANNE FERGUSON
Secretary of the Meeting

APPROVED:



RICK VANCE
Chairman of the Meeting

AGENDA

IFCIA BOARD OF DIRECTORS MEETING

May 13, 1992

Call to Order

Introduction - Rick Vance

Review and Approval of 4/8/92 Meeting Minutes - Joanne Ferguson

Committee Reports

- **Deed Restrictions - Dorothy Miller**

- **Esplanades and Park - Rita Rogers**

- **Newsletter - Joanne Ferguson**

- **PIP - Joanne Ferguson**

- **Pool - Rick Vance**

- **New Residents - Ken Miller**

- **Civic Awareness - Michelle Adams**

Other Business

Treasurer's Report

Adjournment

MEMO

TO: BOARD OF DIRECTORS, IFCIA
FROM: DEED RESTRICTIONS, DOROTHY MILLER
REPORT ON VIOLATIONS/PHASES

PHASE I

5930 GUM GROVE YEPPEZ ROOF COLLAPSING ON WEST SIDE OF HOUSE-FRONT DOOR PARTIALLY GONE PICTURES TAKEN OWNER RESPONDED THAT HIS HOUSE IS NO ONES BUSINESS BUT HIS OWN. RUDE AND UN-COOPERATIVE

818 GREEN FALLS DAUGHERTY REPORT OF CHICKENS BEING RAISED IN BACKYARD

7406 OAK ARBOR RE/MAX PROPERTY YARD UNKEPT, HOUSE WIDE OPEN TO VIEW-CAN TELL THAT HOUSE IS VACANT

8015 GREEN LAWN PHILLIP JACOB RENT HOUSE, PROBLEM WITH UPKEEP OF YARD, TRASH & DEBRIS ON SIDE OF HOUSE, POLICE HAVE BEEN CALLED OUT 3 TIMES FOR DISTURBING THE PEACE.

PHASE II

6023 GREEN LAWN HOUSE WITH TARP BEING REPAIRED AS WE SPEAK-ONLY BEING PATCHED FROM BACK ATTORNEY LETTER SENT

7723 ANTOINE CAR ON BLOCKS IS NOW ON TIRES BUT AREA STILL MESSY AND UNKEPT ATTORNEY LETTER SENT

31 ANTOINE BURKHALTER HOUSE YARD CUT BUT TRASH STILL
ON PORCH AND FRONT AREA, OLD SOFA ON
PATIO
ATTORNEY LETTER SENT

PHASE III

7903 ANTOINE VACANT LOT NO RESPONSE TO PHASE II REQUEST
TITLE SEARCH BEING DONE \$25.00
READY TO FILE SUIT

5918 BLACK MAPLE H. STEVEN BRACKET BURNED HOUSE SEC 1
SUIT BEING PREPARED TO FILE

CLEARANCES: 7907 ANTOINE MERINO HAS COMPLIED TO ALL
COMPLAINTS PER ATTORNEY'S
LETTER-WILL BE WATCHING TO
SEE IF HE VIOLATES AGAIN

NOTE: PERMANENT INJUNCTION ON 7530 DEEP FOREST
LETTER SENT TO OWNER AND RENTER REMINDING THEM
OF THIS-VIOLATION REPORTED-COMPLIED WITHIN 24 HRS.
TESTING IFCIA

MEMO

TO: BOARD OF DIRECTORS, IFCIA

FROM: DOROTHY MILLER

ACTIVITY WITH CITY OF HOUSTON

- 1) PETITION SUBMITTED TO CITY OF HOUSTON, PLANNING AND DEVELOPMENT DEPARTMENT ON MAY 11, 1992 TO HAVE ANTOINE REMOVED FROM MAJOR THOROUGHFARE LIST.
- 2) RECEIVED LETTER FROM HELEN HUEY'S OFFICE-THEY ARE TRYING TO SECURE TOPSOIL FOR OUR ESPLANADES PER A REQUEST SUBMITTED BY DOROTHY MILLER, APRIL 1992.
- 3) LEFT TURN LANES ON ANTOINE-PROJECT ON HOLD FOR A FEW DAYS TILL MATTER CAN BE STUDIED AND DETERMINED IF STILL NEEDED OR WANTED-FOLLOWING UP WITH HUEY, LUM, AND CRIESY AT CITY OF HOUSTON-LETTER SENT (FAX) WITH TRAFFIC SURVEY DONE 5-11-92 FROM 5:15 TO 6:15 PM-TRAFFIC COUNT DOES NOT WARRANT LANES

SUGGESTION TO BOARD

THANK YOU LETTERS BE SENT FROM BOARD TO MS. HELEN HOUGH AND
MS. NELDA MCQUARY ON THEIR RECENT ARTICLES ABOUT INWOOD
FOREST.

MARCH 1, 1992 HELEN HOUGH HOUSTON CHRONICLE

APRIL, 1992 NELDA MCQUARY HOUSTON POST

BOTH ARTICLES FEATURED INWOOD FOREST AS AN AREA JUST RIPE
FOR THE HOMEBUYER. GOOD AREA, GOOD PEOPLE, GOOD SCHOOLS, AND
ESPECIALLY GOOD LOCATION.

SEE ENCLOSED COPIES OF ARTICLES

DOROTHY MILLER

Century 21 Realtors find success in Inwood

By JUDE PATRONELLA
Real Estate Sales

REAL ESTATE BROKER Helen Hough and her merry band of Realtors at Century 21 Solid Gold has helped to initiate a renewed interest in Houston's Inwood area.

The beautiful neighborhoods have fine houses in its many desirable subdivisions which are located off Antione Street and U.S. Highway 290. Hough who owns and founded Century 21 Solid Gold in 1981, observed that people are buying affordable housing in the Inwood area for the same reasons that attributed to its original popularity.

Families enjoy the beautiful wooded neighborhoods, the wonderful Inwood Forest Golf Club with its 27-hole course, and the convenience of being close to the hub of Houston's activities without driving through miles of traffic. The houses are great and are priced from \$60,000 to \$250,000.

The Century 21 Solid Gold group of Realtors includes 20 associates,

and their office is located at 6310 Antione. They recently adopted the esplanade facing their office location at the Intersection of Antione and Hollyview. Plans are to beautify it in accordance with city regulations.

Regarding the firm's sales power, the agents have listed and sold some great properties throughout the Inwood area. Ramona Overstreet sold an elegant colonial-style home in Candlelight Oaks subdivision. She listed this four-bedroom home for \$125,900. Some of its amenities include a swimming pool, a large gazebo with a Jacuzzi and a sprinkler system.

Pam Ray sold a beautiful three-bedroom home in Inwood Forest that she listed for \$82,900. It is situated on a cul-de-sac lot and has been updated with new wallpaper and new appliances and countertops in the kitchen. There is a large open living area with a corner fireplace.

Another home situated on a wooded golf course lot was sold by Helen Hough. This traditional-style three bedroom home is in great shape with new carpet and was

listed for \$87,000. Cathy Genevieve said that she has been selling some moderately priced homes to \$70,000 in the Inwood Pines subdivision.

Currently, some of the available Century 21 Solid Gold listings include a wide variety of features. There is a five-bedroom home situated on a golf course lot. It is a custom-built home with a loft that presently serves as a child's playroom. This house is listed for \$165,000. A three-bedroom home with a huge game room is listed for \$91,500. It has been completely updated and is described as a "gorgeous house."

There is also a large patio home located in for \$121,900. This four-bedroom home contains approximately 2,700 square feet and has a hot tub that is surrounded by a rock waterfall. Hough has been a resident of the Inwood area for 16 years.

"Inwood is a friendly place to live," Hough said. "We have good schools and wonderful neighbors who care about each other. A buyer can still get a lot of house for their money in Inwood."

The VA rate increases to 8.5 percent

AS A SIGN THAT the lending climate has changed, the Department of Veterans Affairs announced that it was raising the VA rate to 8.5 percent from 8% percent. The last change occurred on Dec. 20, 1991 when the rate dipped to its lowest level in 14 years to 8 percent.

Other categories also affected by the half percent increase were: graduated payment mortgages - 8.75 percent, home improvement loans - 10 percent, manufactured home loans - 11 percent, manufactured



Mortgage Market

Jim DeBoth

The previous VA rate of 8 percent had lenders charging as much as 5 points for a mortgage. A point is one percent of the mortgage amount. A survey of lenders at the new rate of 8.5 percent shows around 2.5 points now being offered.

Note to readers: a free weekly forecast and update of where mortgage rates are headed is provided locally by calling 1-713-524-2424, dial 8010.

home lot only loans - 10.5 percent. Al Schneider, Deputy Director of

the VA Loan Guaranty Services in Washington, D.C. said "the high discount points being charged by lenders was affecting veteran homebuyers' ability to participate in the real estate market (sellers

Gretchen Truitt joins HAR

RENTAL CORNER



Come take a walk through

Park
at Woodlake

783-5020

UP TO 1 MONTH FREE!

ST. LAUREN APARTMENTS
1 & 2 bedrooms, covered parking, cable, pool, pets OK.
2323 McCue
Houston, Texas 77056
713-960-1103

CANDLEWOOD GLEN
2 & 3 bedrooms with covered parking, pool, fireplace, washer/dryer & more.
5399 DeSoto
Houston, Texas 77091
713-680-0545

GEORGIAN WESTSIDE
2 bedrooms, cable, pool, fireplace, washer/dryer, pets
12910 Ashford Point
Houston, Texas 77082

OFFICE SPACE
• For Rent or Lease
• Southwest Area
• 6666 HARWIN

310 REFERENCE
 SIDE No. 304
 LOCATION
 CONGR. LEAS.
 SHEET No. 14-5
 37 #35-10008
 REFERENCE (IND.)
 35-10001-11

PLOTTING
 DATE 8/68

15
 1" STAT SERVING G/H-1
 MOUNT ON WALL 6'-0" A.F.F.

(H) STANDPIPE AREA
 ELECTRICAL ROOM

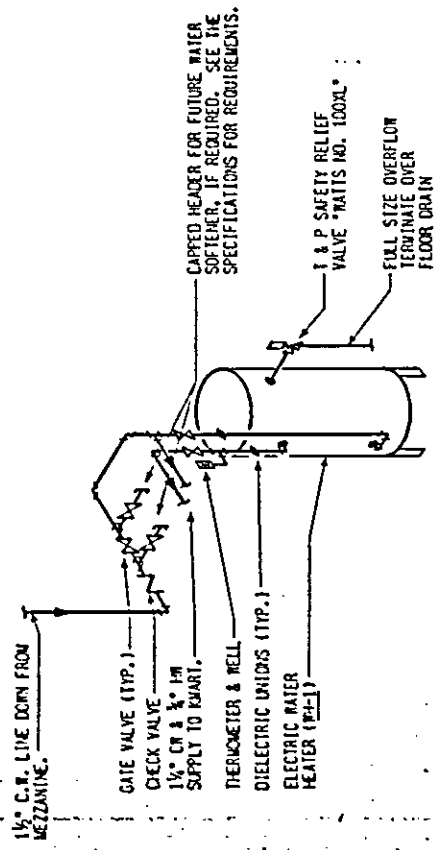
MOUNT FACE OF
 DIFFUSERS AT 10'-0"
 A.F.F. (TYPICAL)

10' X 8'
 3'-0"

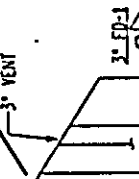
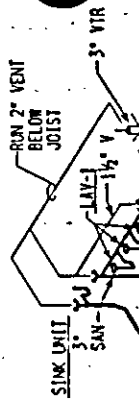
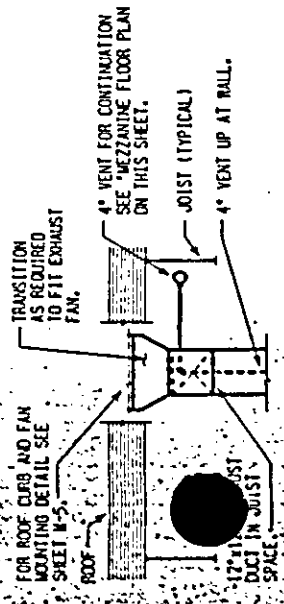
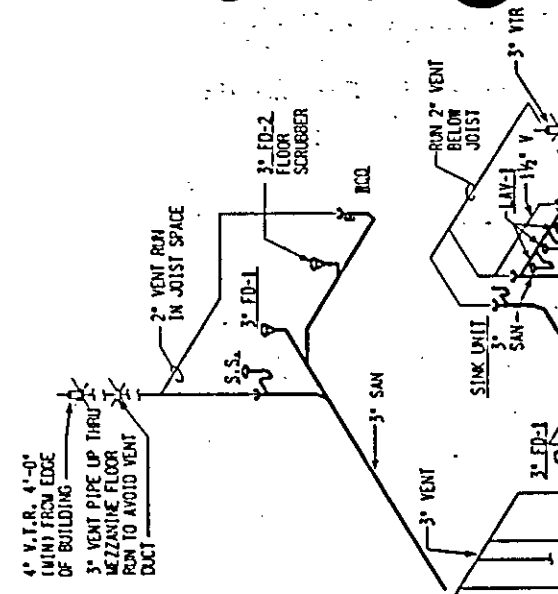
6
 7.115-1.9

NOTES:

1. ALL DUCTWORK ABOVE FINISHED FLOOR, ETC., SHALL RUN CO. CEILING IN FLOOR JOIST SPACE.
2. ALL HORIZONTAL DUCTWORK ON MAXIMUM HEIGHT ABOVE FLOOR OTHERWISE, RUN DUCTWORK BE ADDITIONAL CLEARANCE WHERE APPROPRIATE.
3. ALL DUCTWORK PENETRATION THRU PARTITION SHALL BE PROVIDED



WATER HEATER DETAIL WH-1
 SCALE: NONE



Stay tuned to the biggest and best in the music industry with Weekend in the Friday Houston Post.

INWOOD PINES
3-2-2, New Roof,
Mid \$60's
Agent 937-9188



\$198,000
A private showing can be arranged at your convenience.

7622 Long Creek Court
INWOOD FOREST -
(Antoine & W Little York)

VERY LARGE, custom designed contemporary on cul-de-sac & golf course. Sparkling pool & deck overlook the green & lake. Twelve rooms include 5 oversized bedrooms, living area w/ high ceiling, music area, & game room + 3 1/2 baths. The modern kitchen is a chef's delight w/ top-of-the-line appliances. Master suite is down w/ing shower & separate tub in the executive bath. Atrium gives lots of light to the lower. Satellite dish & equipment stay. Sophisticated alarm system.

Owned by
Nelda McQuary
A MUST TO SEE!
Call at your going
frenchie.
MLS 445-4900



Inwood -
Assumption - No Approval + +
A home with all the decorator touches! Wood burning fireplace, tile in bath & kitchen, 3 bedrooms & 2 baths. \$84,900

Agent - Linda
686-5454

Inwood North -
Looking for a home perfect for Entertaining?
Large den with fireplace, vaulted ceilings, spacious den with sparkling spa. 3 bedrooms & 2 baths + + + \$69,900.

Agent - Linda
686-5454

Garden Properties



OAKS OF INWOOD
7210 Holder Forest Ct.
\$197,900
OAKS OF INWOOD
MASTER DOWN
WHIRLPOOL IN MASTER BATH
HEATED POOL & SPA
OPEN TODAY 2 - 5

ANN WALKER
621-8350

HOWELL

NEIGHBORHOOD

Inwood — Country club setting in close-in suburbs

INWOOD-AREA oldtimers say that, years ago, the woods were so dense along White Oak Bayou, which runs through the neighborhoods, that a dog chasing a rabbit couldn't get through the thicket.

Besides its relatively close-in location, the trees are still one of the two big attractions of the northwest Houston area a few miles north of the 610 Loop. The other drawing card is Lakewood Forest Country Club with its 27-hole golf course.

Development of the area, which began about 25 years ago, took off in full force in the '70s. Subdivisions grew up around the country club — Inwood Forest, with about 1,250 homes, with much of the development by Arnold Morgan; Inwood West, with about 500 homes; Inwood North, 1,500; Inwood Pines 1,000; Oaks of Inwood, 400.

Today, the smallest homes in the area sell for as low as the \$60,000s. Those on



Thora Qaddumi
Homefinder Editor

up, to make sure individual owners maintain their property."

She notes that, as a board member of Inwood Forest Townhomes with the assignment of security chairman, "I work very closely on a daily basis with the police in this area. Most of the subdivisions have private patrols by off-duty officers. They are dedicated and really do a great job."

Some of the Inwood area subdivisions are within the Houston city limits; others, in Harris County. "Tax rates are similar," McQuary says. Each has its neighborhood association and facilities such as swimming pools and clubhouses.

The area includes parts of two school districts — Aldine and Klein.

Residents note with pride that Eisenhower High School, in the Aldine Independent School District, has received numerous awards and, most recently, was one of 42 schools included in *Redbook's* listing of "America's Best Schools," published in the magazine's April edition.

The article states, "Although there is no definitive formula for what makes a stand-out high school, most of *Redbook's* America's Best Schools share the following qualities — involved parents, motivated students, a challenging curriculum, a caring community, innovative teachers, visionary leaders, student-teacher access, and academic accomplishment."

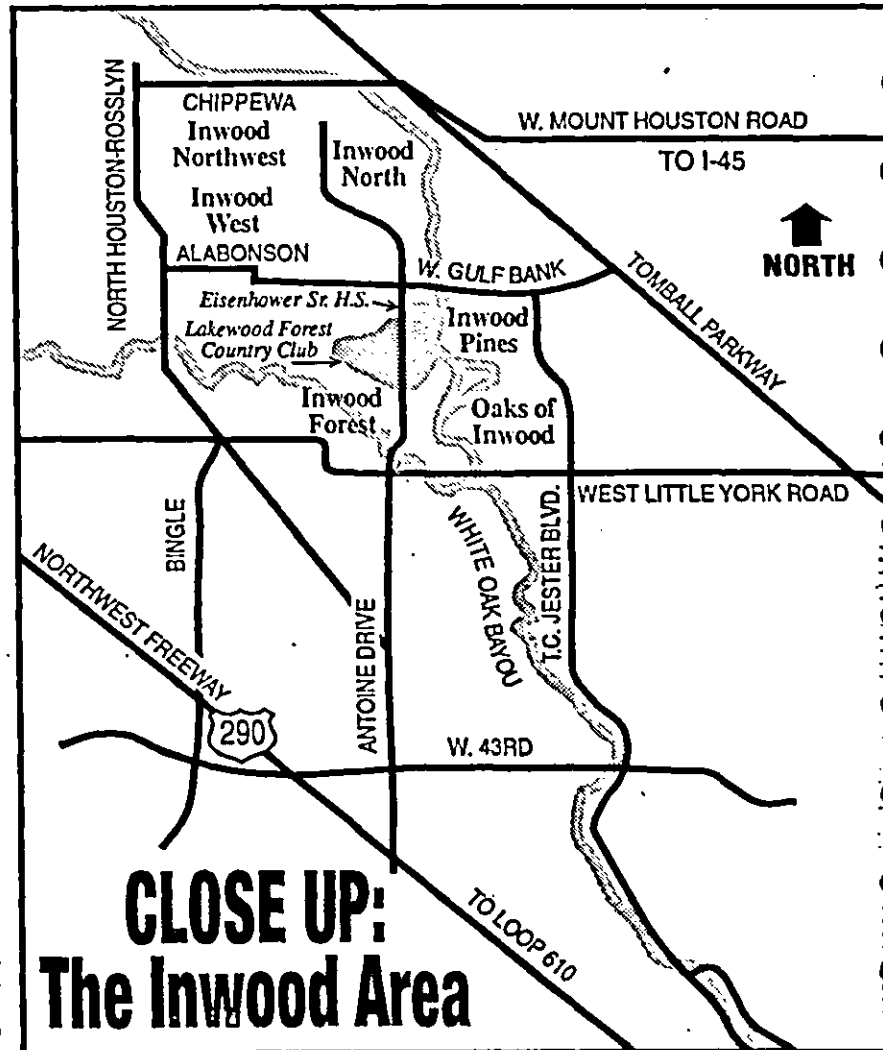
Eisenhower, which has a large minority enrollment, was a category winner for "overall excellence."

An area resident who has seen her two children grow up in the Aldine ISD in the "gifted and talented" program had praise for school officials.

Daphne Tumlin, whose daughter, Karen is graduating this year, and son, Geoffrey, graduated two years ago, said teachers and administrators were willing to make adjustments to assure that both children received superior educational experiences.

For example, Karen, who competed in Latin on the state level and has been on the cross country team, was given credit for Georgetown University courses she took through a Junior Statesmen of America program and has also been given music credit for private piano study. She plans to attend Brown University.

Her brother is a student at the U.S. Military Academy at West Point.



**CLOSE UP:
The Inwood Area**

Tumlin says the children in the "gifted and talented" program — including Indians, Asians, blacks and whites — "are a tremendous case study of what can happen when children are given opportunities. They respect each other. They were challenged and they stretched."

McQuary says that many of the residents of the Inwood area are original owners. There are numerous retired persons who enjoy being near the golf course. "But we are getting a lot of first-time buyers, too."

She's sold on the convenience of the location. "I attended classes at the University of Houston for a while and I could get there easily. There was a period when I had to be at the Medical Center at 8 a.m., and it was no problem. You can get

to the airport in 30 minutes. I've been downtown at 5 p.m. and I've still been home in 35 minutes," she says.

Experience has convinced her she's not alone. Says McQuary, "I sold a resale Merit home to a couple yesterday who are getting married this weekend — young professional people. The main thing for them was the convenience. People they know have gone further out, but they just didn't want the drive."

DIVINE FOREST - By Owner
3.2.2...three acres...luxury...
computer area, wet bar, nursery...
every detail...master bed...
w/ by playground attached, almost...
space planer, built in breakfast...
etc. Do very private short street...
in back of road. Large back yard...
w/ pool...and more very nice...
FHA Appraisable, \$90s...
847-3707

**A GOLFER'S DREAM!
INWOOD FOREST -**
Patio Home on G-C lot, 2...
bedrm 2 bath home with...
car garage + spa, deck...
alarm system, & more...
newly remodeled & ready...
for a new family. Call for...
viewing appt. \$98,900...
820-3974 / 861-6289

MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

June 10, 1992

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:54 p.m. on Wednesday, June 10, 1992 at the home of Dorothy and Ken Miller, 5610 Cone Crest, Houston, Texas, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Joanne Ferguson
Robert Davenport
Ken Miller
Rita Rogers

The following persons were also present:

Michelle Adams
Dorothy Miller

The Chairman declared that all of the Directors were present and that the Meeting would therefore proceed with the transaction of business.

Approval of Minutes

The Chairman distributed copies of the minutes of the Regular Meeting of the Board of Directors held on May 13, 1992. The minutes were read and, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the Regular Meeting of the Board of Directors of Inwood Forest Community Improvement Association dated May 13, 1992 be and they hereby are approved as read.

Treasurer's Report

The Chairman announced that henceforth the Treasurer's Report would be the first item on the Agenda in order to give proper attention to the matters therein.

Ken Miller reported on the pool status and a copy of his report is attached to these Minutes for reference. He said that Mr. Dwyer had delivered the financial report immediately prior to the meeting so there was not sufficient time for review. Rick quickly reviewed the report and noted that it appeared to be in order and contained no unusual expenses. He asked that each of the Directors review Dwyer's report to get a feel for the overall flow of the Association's finances and directed their attention to the re-cap at the end of the report.

Deed Restrictions Committee

Dorothy Miller distributed copies of the Deed Restrictions Committee Report, a copy of which is attached to these Minutes for reference, and reported that things were relatively quiet. She noted that some problems will be developing with residences currently in Phase I, notably Ms. Wells' property. As set forth on Dorothy's report, Mr. Ferris is building without submitting plans. Dorothy feels that his project, when completed, will "look good", but he has refused to comply with our request for plans. There has been no response to her letter with regard to 7739 Antoine.

Esplanade/Park Committee

Rita Rogers said that there was nothing new to report. Rick asked about Mr. Baccus' tree project. Rita said that it has been submitted to the City. Rick said that we might consider replacing the concrete pad at the bottom of the slide in the park. Alternatively, Troy should be asked to cut off the rough edges so they don't protrude. Rick suggested that the playground equipment should be inspected. Robert volunteered to tighten joints on the equipment and make a general survey. Joanne said that Troy advised us to treat the picnic tables with Duck's Back or a similar water repellent so that the tables and benches would last longer. Rita suggested giving this job to the gate guards. Dorothy will consider donating 2 or 3 gallons of the product. Rita noted that the Hot Line has received several complaints regarding the ruts in the esplanades. She will submit an article for the July IF NEWS detailing the reasons why repairs have been delayed.

Newsletter Committee

Rita and Joanne noted that we need to maintain the "positive tone" of the newsletter. Rick requested that an article be included in the July IF NEWS covering non-resident pool use and advising that there will be a proration of the fee since the season is already underway. Rita reported that two women have called suggesting a "cul-de-sac contest" for planting. Rita feels that we should support volunteer planting by individuals on the streets where cul-de-sacs are located and that we might point out particular areas where people have worked to maintain the cul-de-sacs, but that we should steer clear of promoting competition among

neighbors. Robert disagrees with this approach and would like to see competitions such as the cul-de-sac project.

Positive Interaction Program

Joanne Ferguson attended the last PIP meeting and learned that crime has been reduced significantly in our 6B30 beat because of the current HPD overtime program. Our own Security Patrol also acts as a deterrent.

Pool Committee

Rick reported that pool furniture was purchased for \$900 and a water cooler and protective device were purchased for \$400. The glass on the pool building was replaced and Robert installed the newly-purchased burglar bars on the window. One non-resident application has been submitted to date. City inspectors have been on site and, thanks to Robert, the gate was working.

Joanne and Rita are working on the painting project. Rita said that, prior to painting, the rotted boards need to be replaced and the buildings need to be pressure-cleaned. Michelle will get estimates for pressure cleaning and an estimate of how many gallons will be needed to paint all of the buildings. It was suggested that we might ask for contributions to a "painting fund" in the next newsletter. Joanne announced that platinum gray and dark green have been selected by Rita and Joanne, the color committee.

Rita has received a request to make the volleyball court a sand court. The Directors discussed how we might control access if the court is made "attractive." Rick has asked Tom Flynt to look at the costs and all of the pros and cons involved and to make a proposal to the Board. Robert suggested that we spread some sand to level the area but not make a sand court because it would inevitably draw a larger crowd than we would want.

Ken complimented Rick, Robert, and Rita on the great-looking pool and grounds, thanked them for their individual efforts, and noted that there have been many favorable comments from residents.

New Resident Committee

Ken Miller reported that Al Danto is working on a brochure for the subdivision and hopes to have a rough draft in the near future.

Civic Awareness Committee

Michelle reported that the Committee will meet in July to review what people want to do. She has checked with Tony Docherty who advised her that no projects are currently in progress.

Joanne asked if the CAC could promote National Night Out on August 4.

Rick suggested that we might schedule an open house at the pool for all IF residents and could include child fingerprinting, security matters, CHAT stickers, bicycle registration, etc. and that, perhaps, the CAC could coordinate.

Other Business

Rick discussed the "position letters" that Dorothy brought up at the last meeting. Dorothy is writing thank you letters to Helen Hough and Nelda McQuary and will deliver them to Rick for his signature.

Rick suggested that as various situations arise which are of concern to the neighborhood drafts of letters outlining our concerns should be submitted to the Board for review prior to mailing to third parties. Dorothy noted that on some of these issues we will need to take a political stand and present our ideas timely. Michelle asked how we are notified of these situations in advance so that we can disseminate information. Dorothy reminded the Directors that most often we are not notified, and not required to be notified, in advance of issues which may affect the neighborhood. Rick said that if any issues are pressing and come to a Director's attention, that Director should call him and he will decide if we need to respond and in what time frame.

Dorothy reminded the Directors of the Public Hearing on the Antoine/Major Thoroughfare issue on July 16 at 2:30 in City Chambers. Rick asked that this meeting date be published in the July newsletter.

Rick has written to Helen Huey regarding our position on the turn lanes at the esplanades at Antoine and Long Creek.

Dorothy advised that IFCIA, on behalf of the Inwood Forest residents, needs to take a position on the home day-care issue and to send a letter to the Texas legislature setting forth our views.

Rita asked if both attorneys we have interviewed will keep us apprised of upcoming legislation. Dorothy said that both attorneys have appeared before legislative subcommittees and should be able to keep us informed.

Rick asked if we should send a letter to Mayor Lanier requesting that a District H election should be held rather than filling the vacancy by appointment. Dorothy noted that the Justice Department is involved in the matter now. Section 15 and part of Section 12 of IF are in District H.

Rita asked if we should lobby to get something done about the dumpsite on Tidwell - to move it or clean it up. She said we should pick an issue that affects IF and the surrounding area so that we would have a greater voice.

Barbara Hartwell has responded to Rick's letter about the Antoine/Long Creek turn lanes, and a copy is attached to these Minutes for reference. Dorothy reported that the contractor is good and will attempt to save the pine tree on the Antoine esplanade north of Long Creek during construction. Dorothy suggests that we instruct the contractor to eliminate concrete tongues on those esplanades so that newspaper salespersons will not begin using the esplanades. For the same reason, Rick suggested that we immediately landscape when the turn lanes are installed so that we establish our "territory."

Rick reported that another pending matter is the request currently in Huey's office for new stripes at Maple Tree and Victory.

Joanne requested permission to purchase one ream of second sheets for our IFCIA stationary from Victory Printing on Alabonson. The Directors approved the purchase.

Security

Robert has installed 120 IF Security Patrol Program stickers on subscribers' mail boxes.

Rita asked Ken for a "Receivables List" covering maintenance fees. Ken mentioned that IFCIA technically can't collect on receivables after 4 years but that title companies routinely pay all delinquent maintenance fees at closing, regardless of the 4-year limitation. Ken reported that IFCIA currently has \$35,000 in outstanding maintenance fees. Standard practice has been (i) second notices are usually sent out by Mike Dwyer in May; and (ii) if there is no response after a reasonable period of time, liens are filed during the summer. Ken will consider ways that we might collect prior to turning the matter over to an attorney. Dorothy said that deed restrictions violators often are in arrears on maintenance fees. She suggested that we ask for the delinquent maintenance fees at the same time that we notify the resident of the deed restrictions violation.

Joanne asked if we might do something to honor Jim Kilpatrick and Paul Meeting for their efforts on behalf of IFCIA and the community over the years. She suggested that we might include this recognition in our pool open-house day. Rick asked for a proposal at the next meeting.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 9:16 p.m.

APPROVED:


RICK VANCE

Chairman of the Meeting


JOANNE FERGUSON

Secretary of the Meeting

AGENDA
IFCIA BOARD OF DIRECTORS MEETING

June 10, 1992

Call to Order

Introduction - Rick Vance

Review and Approval of 5/13/92 Meeting Minutes - Joanne Ferguson

Treasurer's Report

Committee Reports

- **Deed Restrictions - Dorothy Miller**

- **Esplanades and Park - Rita Rogers**

- **Newsletter - Joanne Ferguson**

- **PIP - Joanne Ferguson**

- **Pool - Rick Vance**

- **New Residents - Ken Miller**

- **Civic Awareness - Michelle Adams**

Other Business

Adjournment

BOARD OF DIRECTORS IFCIA

TREASURERS REPORT
N MILLER

JUNE 10, 1992

| | | | |
|----------------|------------------|-------------------|---------|
| POOL RECEIPTS: | MEMORIAL WEEKEND | 1092.00 | |
| | W/E 5-31-92 | 262.62 | |
| | W/E 6-7-92 | 580.00 | |
| | SUBTOTAL | 1934.62 | |
| EXPENSES: | MEMORIAL WEEKEND | 143.77 | |
| | W/E 5-31-92 | 102.62 | |
| | W/E 6-7-92 | 0.00 | |
| | NET RECEIPTS: | | 1688.23 |
| SALARIES PAID: | T. FLYNN | 401.63 | |
| | R. INMAN | 476.88 | |
| POOL FURNITURE | | 899.90 | |
| WATER COOLER | | 379.00 | |
| | | 394.86 | |

PROFIT (LOSS)

~~(469.18)~~
485.05

MICHAEL E. DWYER, P.C.
CERTIFIED PUBLIC ACCOUNTANT
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Board of Directors
Inwood Forest Community
Improvement Association

I have compiled the accompanying balance sheet-modified cash basis of Inwood Forest Community Improvement Association as of May 31, 1992 and the related statement of revenue and expenses-modified cash basis for the five months then ended in accordance with standards established by the American Institute of Certified Public Accountants. The financial statements have been prepared on the modified cash receipts and disbursements basis of accounting which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budget of Inwood Forest Community Improvement Association has not been compiled or examined by me and, accordingly, I do not express an opinion or any other form of assurance on it.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of modified cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

June 10, 1992

Michael E. Dwyer, P.C.

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
BALANCE SHEET
AS OF 5/31/92

PAGE: 1

ASSETS

| | | |
|------------------------------|---------|---------|
| CURRENT ASSETS | | |
| CASH-T.C.B.-CHECKING | 2,059 | |
| PETTY CASH-T.C.B.-CKG | 1,976 | |
| CASH-SECURITY | 8,527 | |
| MONEY MKT-SAVINGS T.C.B. | 96,342 | |
| MONEY MKT-SPECIAL T.C.B. | 4,388 | |
| TOTAL CURRENT ASSETS | | 113,293 |
| PROPERTY AND EQUIPMENT | | |
| LAND | 5,259 | |
| LAND IMPROVEMENT | 6,724 | |
| SWIMMING POOL | 16,748 | |
| POOL FENCE | 1,400 | |
| BUILDING | 17,104 | |
| PLAYGROUND EQUIPMENT | 23,562 | |
| MACHINERY AND EQUIPMENT | 2,789 | |
| SECURITY VEHICLE | 13,733 | |
| ACCUMULATED DEPRECIATION | 44,833- | |
| ACCUM.DEPRN-SECURITY | 10,304- | |
| TOTAL PROPERTY AND EQUIPMENT | | 32,181 |
| TOTAL ASSETS | | 145,474 |

LIABILITIES AND FUND BAL.

| | | |
|---------------------------------|---------|---------|
| UNEARNED SECURITY REVENUE | 20,495 | |
| FUND BALANCE | | |
| DEPRECIATION | 4,606- | |
| CONTRIBUTIONS | 125,977 | |
| CURRENT YEAR INC (LOSS) | 25,140 | |
| BEGINNING FUND BALANCE | 21,533- | |
| TOTAL FUND BALANCE | | 124,979 |
| TOTAL LIABILITIES AND FUND BAL. | | 145,474 |

*

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 3 MONTHS ENDING 5/31/92

PAGE: 1

| | CURRENT | | | YEAR TO DATE | | |
|------------------------------|---------|--------|----------|--------------|--------|----------|
| | ACTUAL | BUDGET | BUDG-VAR | ACTUAL | BUDGET | BUDG-VAR |
| REVENUES | | | | | | |
| MAINTENANCE-HOMEOWNERS | 192 | 4,913 | 4,721- | 54,869 | 24,609 | 30,260 |
| MAINTENANCE-TOWNHOMES | | | | 3,456 | 3,350 | 106 |
| TRANSFER FEES | 150 | 166 | 16- | 986 | 838 | 148 |
| POOL RECEIPTS | 1,355 | 333 | 1,022 | 1,320 | 1,665 | 345- |
| ESPLANADE BEAUTIFICATION | 65 | 83 | 18- | 510 | 419 | 91 |
| SECURITY REVENUE | 6,898 | | 6,898 | 32,131 | | 32,131 |
| RECOVERY OF LEGAL FEES | | 208 | 208- | 258 | 1,044 | 786- |
| * TOTAL REVENUES | 8,660 | 5,703 | 2,957 | 93,530 | 31,925 | 61,605 |
| POOL EXPENSES | | | | | | |
| POOL CONTRACT | 2,931 | 1,500 | 1,431- | 9,725 | 7,500 | 2,225- |
| ELECTRICITY | | 292 | 292 | 1,091 | 1,460 | 369 |
| TELEPHONE | 30 | 29 | 1- | 179 | 145 | 34- |
| WATER | 457 | 267 | 190- | 1,083 | 1,331 | 248 |
| GATE GUARD | 533 | | 533- | 533 | | 533- |
| REPAIR & MAINTENANCE | 1,146 | 417 | 729- | 1,146 | 2,081 | 935 |
| * TOTAL POOL EXPENSES | 5,097 | 2,505 | 2,592- | 13,758 | 12,517 | 1,241- |
| OPERATING & ADMIN | | | | | | |
| ESPLANADE MAINTENANCE | 2,343 | 1,667 | 676- | 11,604 | 8,331 | 3,273- |
| MOSQUITO CONTROL | 280 | 167 | 113- | 560 | 831 | 271 |
| LEGAL | 128 | 1,000 | 873 | 860 | 5,000 | 4,140 |
| ACCOUNTING | 750 | 750 | | 3,750 | 3,750 | |
| INSURANCE | 106 | 750 | 644 | 4,538 | 3,750 | 788- |
| STATIONARY-POSTAGE-ADMIN. | 122 | 142 | 20 | 1,449 | 706 | 743- |
| SECURITY-ADMINISTRATIVE | 544 | | 544- | 2,074 | | 2,074- |
| SECURITY OFFICERS | 4,658 | | 4,658- | 24,278 | | 24,278- |
| SECURITY VEHICLE | 467 | | 467- | 2,670 | | 2,670- |
| SECURITY INSURANCE | 463 | | 463- | 3,508 | | 3,508- |
| DEPRECIATION-VEHICLE | 150 | | 150- | 750 | | 750- |
| * TOTAL OPERATING & ADMIN | 10,010 | 4,476 | 5,534- | 56,042 | 22,368 | 33,674- |
| OTHER INCOME | | | | | | |
| INTEREST INCOME | 268 | 542 | 274- | 1,411 | 2,706 | 1,295- |
| * TOTAL OTHER INCOME | 268 | 542 | 274- | 1,411 | 2,706 | 1,295- |
| * NET INCOME (LOSS) | 6,180- | 736- | 5,444- | 25,140 | 254- | 25,394 |

SEE ACCOUNTANT'S COMPILATION REPORT

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 5 MONTHS ENDING 5/31/92

| | ---- | CURRENT | ---- | -- | YEAR TO DATE | -- |
|------------------------------|--------|---------|---------|----|--------------|---------|
| | | ACTUAL | PERCENT | | ACTUAL | PERCENT |
| | | ===== | ===== | | ===== | ===== |
| REVENUES | | | | | | |
| MAINTENANCE-HOMEOWNERS | 192 | | 2.2 | | 54,869 | 58.7 |
| MAINTENANCE-TOWNHOMES | | | | | 3,456 | 3.7 |
| TRANSFER FEES | 150 | | 1.7 | | 986 | 1.1 |
| POOL RECEIPTS | 1,355 | | 15.6 | | 1,320 | 1.4 |
| ESPLANADE BEAUTIFICATION | 65 | | 0.8 | | 510 | 0.5 |
| SECURITY REVENUE | 6,898 | | 79.7 | | 32,131 | 34.4 |
| RECOVERY OF LEGAL FEES | | | | | 258 | 0.3 |
| | ----- | | ----- | | ----- | ----- |
| * TOTAL REVENUES | 8,660 | | 100.0 | | 93,530 | 100.0 |
| POOL EXPENSES | | | | | | |
| POOL CONTRACT | 2,931 | | 33.8 | | 9,725 | 10.4 |
| ELECTRICITY | | | | | 1,091 | 1.2 |
| TELEPHONE | 30 | | 0.3 | | 179 | 0.2 |
| WATER | 457 | | 5.3 | | 1,083 | 1.2 |
| GATE GUARD | 533 | | 6.2 | | 533 | 0.6 |
| REPAIR & MAINTENANCE | 1,146 | | 13.2 | | 1,146 | 1.2 |
| | ----- | | ----- | | ----- | ----- |
| * TOTAL POOL EXPENSES | 5,097 | | 58.9 | | 13,758 | 14.7 |
| OPERATING & ADMIN | | | | | | |
| ESPLANADE MAINTENANCE | 2,343 | | 27.1 | | 11,604 | 12.4 |
| MOSQUITO CONTROL | 280 | | 3.2 | | 560 | 0.6 |
| LEGAL | 128 | | 1.5 | | 860 | 0.9 |
| ACCOUNTING | 750 | | 8.7 | | 3,750 | 4.0 |
| INSURANCE | 106 | | 1.2 | | 4,538 | 4.9 |
| STATIONARY-POSTAGE-ADMIN. | 122 | | 1.4 | | 1,449 | 1.5 |
| SECURITY-ADMINISTRATIVE | 544 | | 6.3 | | 2,074 | 2.2 |
| SECURITY OFFICERS | 4,658 | | 53.8 | | 24,278 | 26.0 |
| SECURITY VEHICLE | 467 | | 5.4 | | 2,670 | 2.9 |
| SECURITY INSURANCE | 463 | | 5.3 | | 3,508 | 3.8 |
| DEPRECIATION-VEHICLE | 150 | | 1.7 | | 750 | 0.8 |
| | ----- | | ----- | | ----- | ----- |
| * TOTAL OPERATING & ADMIN | 10,010 | | 115.6 | | 56,042 | 59.9 |
| OTHER INCOME | | | | | | |
| INTEREST INCOME | 268 | | 3.1 | | 1,411 | 1.5 |
| | ----- | | ----- | | ----- | ----- |
| * TOTAL OTHER INCOME | 268 | | 3.1 | | 1,411 | 1.5 |
| | ----- | | ----- | | ----- | ----- |
| * NET INCOME (LOSS) | 6,180- | | 71.4- | | 25,140 | 26.9 |
| | ===== | | ===== | | ===== | ===== |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IFCIA EXCLUDING SECURITY
 FOR THE 5 MONTHS ENDING 5/31/92

| | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|------------------------------|---------------------|----------------|--------------------|----------------|
| | ===== | ===== | ===== | ===== |
| REVENUES | | | | |
| MAINTENANCE-HOMEOWNERS | 192 | 10.9 | 54,869 | 89.4 |
| MAINTENANCE-TOWNHOMES | | | 3,456 | 5.6 |
| TRANSFER FEES | 150 | 8.5 | 986 | 1.6 |
| POOL RECEIPTS | 1,355 | 76.9 | 1,320 | 2.1 |
| ESPLANADE BEAUTIFICATION | 65 | 3.7 | 510 | 0.8 |
| RECOVERY OF LEGAL FEES | | | 258 | 0.4 |
| | ----- | ----- | ----- | ----- |
| * TOTAL REVENUES | 1,762 | 100.0 | 61,399 | 100.0 |
| POOL EXPENSES | | | | |
| POOL CONTRACT | 2,931 | 166.4 | 9,725 | 15.8 |
| ELECTRICITY | | | 1,091 | 1.8 |
| TELEPHONE | 30 | 1.7 | 179 | 0.3 |
| WATER | 457 | 26.0 | 1,083 | 1.8 |
| GATE GUARD | 533 | 30.3 | 533 | 0.9 |
| REPAIR & MAINTENANCE | 1,146 | 65.1 | 1,146 | 1.9 |
| | ----- | ----- | ----- | ----- |
| * TOTAL POOL EXPENSES | 5,097 | 289.3 | 13,758 | 22.4 |
| OPERATING & ADMIN | | | | |
| ESPLANADE MAINTENANCE | 2,343 | 133.0 | 11,604 | 18.9 |
| MOSQUITO CONTROL | 280 | 15.9 | 560 | 0.9 |
| LEGAL | 128 | 7.2 | 860 | 1.4 |
| ACCOUNTING | 750 | 42.6 | 3,750 | 6.1 |
| INSURANCE | 106 | 6.0 | 4,538 | 7.4 |
| STATIONARY-POSTAGE-ADMIN. | 122 | 6.9 | 1,449 | 2.4 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OPERATING & ADMIN | 3,729 | 211.7 | 22,762 | 37.1 |
| OTHER INCOME | | | | |
| INTEREST INCOME | 268 | 15.2 | 1,411 | 2.3 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OTHER INCOME | 268 | 15.2 | 1,411 | 2.3 |
| | ----- | ----- | ----- | ----- |
| * NET INCOME (LOSS) | 6,797- | 385.8- | 26,289 | 42.8 |
| | ===== | ===== | ===== | ===== |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IFCIA SECURITY PATROL
 FOR THE 5 MONTHS ENDING 5/31/92

| | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
| | ===== | ===== | ===== | ===== |
| REVENUES | | | | |
| SECURITY REVENUE | 6,898 | 100.0 | 32,131 | 100.0 |
| | ----- | ----- | ----- | ----- |
| * TOTAL REVENUES | 6,898 | 100.0 | 32,131 | 100.0 |
| OPERATING & ADMIN | | | | |
| SECURITY-ADMINISTRATIVE | 544 | 7.9 | 2,074 | 6.5 |
| SECURITY OFFICERS | 4,658 | 67.5 | 24,278 | 75.6 |
| SECURITY VEHICLE | 467 | 6.8 | 2,670 | 8.3 |
| SECURITY INSURANCE | 463 | 6.7 | 3,508 | 10.9 |
| DEPRECIATION-VEHICLE | 150 | 2.2 | 750 | 2.3 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OPERATING & ADMIN | 6,281 | 91.1 | 33,280 | 103.6 |
| | ----- | ----- | ----- | ----- |
| * NET INCOME (LOSS) | 617 | 8.9 | 1,149- | 3.6- |
| | ===== | ===== | ===== | ===== |

| BCH | REF | DATE | EMPL | DESCRIPTION | ACCOUNT | AMOUNT |
|-----|-----|---------|------|---------------------------|---------|------------|
| 0-0 | 1 | 5/31/92 | 0 | SECURITY DEPOSIT | 60702 | 7,785.00- |
| 0-0 | 1 | 5/31/92 | 0 | SECURITY DEPOSIT | 60702 | 2,338.00- |
| 0-0 | 1 | 5/31/92 | 0 | SECTY CASH TRANS 5/92 | 109 | 3,992.06 |
| | | | | | | 6,130.94-* |
| 0-0 | 2 | 5/31/92 | 0 | SERVICE CHARGE | 83501 | 45.69 |
| 0-0 | 2 | 5/31/92 | 0 | SERVICE CHARGE | 83501 | 16.62 |
| 0-0 | 2 | 5/31/92 | 0 | OPERATING CASH TRANS 5/92 | 101 | 7,023.48- |
| | | | | | | 6,961.17-* |
| 0-0 | 3 | 5/31/92 | 0 | INT INCOME-MNY MKT | 91101 | 267.75- |
| 0-0 | 4 | 5/31/92 | 0 | DEPOSIT MONEY MARKET | 60101 | 192.00- |
| 0-0 | 4 | 5/31/92 | 0 | DEPOSIT MONEY MARKET | 60601 | 65.00- |
| 0-0 | 4 | 5/31/92 | 0 | DEPOSIT MONEY MARKET | 60801 | 150.00- |
| 0-0 | 4 | 5/31/92 | 0 | MNY MARKET CASH TRANS 5/9 | 111 | 8,348.73- |
| 0-0 | 4 | 5/31/92 | 0 | CASH REC -MNY MKT | 60801 | 150.00 |
| 0-0 | 4 | 5/31/92 | 0 | CASH REC -MNY MKT | 60301 | 150.00- |
| | | | | | | 8,755.73-* |
| 0-0 | 5 | 5/31/92 | 0 | POOL CASH REPORT | 74001 | 102.62 |
| 0-0 | 5 | 5/31/92 | 0 | POOL CASH REPORT | 60501 | 262.62- |
| 0-0 | 5 | 5/31/92 | 0 | POOL CASH REPORT | 102 | 160.00 |
| | | | | | | 0.00 * |
| 0-0 | 6 | 5/23/92 | 0 | POOL CASH REPORT | 74001 | 143.77 |
| 0-0 | 6 | 5/23/92 | 0 | POOL CASH REPORT | 60501 | 1,092.00- |
| 0-0 | 6 | 5/23/92 | 0 | POOL CASH REPORT | 102 | 948.23 |
| | | | | | | 0.00 * |
| 0-0 | 7 | 5/31/92 | 0 | PETTY CASH TRANSACTIONS | 102 | 1,556.35- |
| 0-0 | 8 | 5/31/92 | 0 | DEPRECIATION | 86902 | 150.00 |
| 0-0 | 8 | 5/31/92 | 0 | DEPRECIATION | 292 | 150.00- |
| 0-0 | 8 | 5/31/92 | 0 | DEPRECIATION | 510 | 221.00 |
| 0-0 | 8 | 5/31/92 | 0 | DEPRECIATION | 290 | 221.00- |
| | | | | | | 0.00 * |
| 0-0 | 9 | 5/31/92 | 0 | DEFERED SECURITY REVENUE | 60702 | 3,225.00 |
| 0-0 | 9 | 5/31/92 | 0 | DEFERED SECURITY REVENUE | 402 | 3,225.00- |
| | | | | | | 0.00 * |
| 0-0 | 743 | 5/31/92 | 0 | J FERGUSON | 83501 | 60.00 |
| 0-0 | 744 | 5/31/92 | 0 | SWEET L PATIO | 74001 | 899.90 |
| 0-0 | 746 | 5/31/92 | 0 | R ROGERS-ESPL REIMB | 80501 | 63.19 |
| 0-0 | 747 | 5/31/92 | 0 | T FLYNN | 73101 | 165.38 |

| CH | REF | DATE | EMPL | DESCRIPTION | ACCOUNT | AMOUNT |
|------|------|---------|------|-------------------------|---------|----------|
| 0- 0 | 748 | 5/31/92 | 0 | ROB INMAN | 73101 | 165.38 |
| 0- 0 | 749 | 5/31/92 | 0 | ROB INMAN | 73101 | 81.00 |
| 0- 0 | 750 | 5/31/92 | 0 | T FLYNN | 73101 | 121.50 |
| 0- 0 | 1367 | 5/31/92 | 0 | FRANK ROSS | 85202 | 600.00 |
| 0- 0 | 1368 | 5/31/92 | 2014 | KARRY D VAN HUIS | 85202 | 300.00 |
| 0- 0 | 1369 | 5/31/92 | 2002 | JOHNNIE C HAMILTON, JR. | 85202 | 600.00 |
| 0- 0 | 1370 | 5/31/92 | 2003 | RUSSELL F LILLEY | 85202 | 600.00 |
| 0- 0 | 1371 | 5/31/92 | 2008 | GREGORY W SHAULL | 85202 | 225.00 |
| 0- 0 | 1372 | 5/31/92 | 2022 | BRUCE EVANS | 85202 | 1,057.50 |
| 0- 0 | 1373 | 5/31/92 | 2021 | CINDY HUTTO DeLANO | 85202 | 300.00 |
| 0- 0 | 1374 | 5/31/92 | 2016 | JAMES WHEELER | 85202 | 150.00 |
| 0- 0 | 1375 | 5/31/92 | 2029 | RANDY BARTON | 85202 | 450.00 |
| 0- 0 | 1376 | 5/31/92 | 2030 | JAMES PAVLU | 85202 | 225.00 |
| 0- 0 | 1377 | 5/31/92 | 2031 | HENRY LARGE | 85202 | 150.00 |
| 0- 0 | 1378 | 5/31/92 | 0 | J M AUTOMOTIVE | 85302 | 59.10 |
| 0- 0 | 1379 | 5/31/92 | 0 | GTE MOBILNET | 85302 | 170.62 |
| 0- 0 | 1380 | 5/31/92 | 0 | HOUSTON GNL INSURANCE | 85402 | 463.00 |
| 0- 0 | 1381 | 5/31/92 | 0 | MICHAEL E. DWYER, PC | 85102 | 85.28 |
| 0- 0 | 1382 | 5/31/92 | 0 | WAYNE NORDEN | 85102 | 73.66 |
| 0- 0 | 1383 | 5/31/92 | 0 | VOID | 85102 | 0.00 |
| 0- 0 | 1384 | 5/31/92 | 0 | VOID | 85102 | 0.00 |
| 0- 0 | 1385 | 5/31/92 | 0 | BMQ - SHELL | 85302 | 236.78 |
| 0- 0 | 1386 | 5/31/92 | 0 | CLASSIC BUSINESS FORMS | 85102 | 385.00 |
| 0- 0 | 1389 | 5/31/92 | 0 | JAMES M YORK | 81501 | 127.50 |
| 0- 0 | 1390 | 5/31/92 | 0 | TOUCAN POOL MANAGEMENT | 70101 | 2,930.82 |

| BCH | REF | DATE | EMPL | DESCRIPTION | ACCOUNT | AMOUNT |
|------|------|---------|------|----------------------|---------|----------|
| 0- 0 | 1391 | 5/31/92 | 0 | CITY OF HOUSTON | 72601 | 457.20 |
| 0- 0 | 1392 | 5/31/92 | 0 | TROY'S LANDSCAPE | 80501 | 2,280.00 |
| 0- 0 | 1393 | 5/31/92 | 0 | SW BELL | 71101 | 29.65 |
| 0- 0 | 1394 | 5/31/92 | 0 | EXCALIBUR PEST | 81001 | 280.00 |
| 0- 0 | 1395 | 5/31/92 | 0 | GALLAGHER BRANIFF | 82501 | 106.00 |
| 0- 0 | 1396 | 5/31/92 | 0 | VOID | 82501 | 0.00 |
| 0- 0 | 1397 | 5/31/92 | 0 | MICHAEL E. DWYER, PC | 82001 | 750.00 |
| 0- 0 | 5004 | 5/31/92 | 0 | XFER TO PETTY CASH | 102 | 2,000.00 |
| 0- 0 | 5005 | 5/31/92 | 0 | XFER TO OPERATING | 101 | 7,023.48 |

49 DEBIT TRANSACTIONS 32,826.93 *
15 CREDIT TRANSACTIONS 32,826.93-*

64 TOTAL TRANSACTIONS: IN BALANCE

**IFCIA
REPORT TO BOARD/DEED RESTRICTIONS**

JUNE 10, 1992 DOROTHY MILLER

PHASE I

6006 Darkwood S. Wells letter sent concerning pool & pets possibility of more than one family spoke to Ms. Wells & have cleared up matter

7511 Brushy Ct Ferris construction of pool shed without approval Spoke to Mr. Ferris & he feels that he is being picked on because of his race-states that even though he works for an attorney and knows that he lives in a deed restricted area & knows that he was to get prior approval that this did not mean him

7739 Antoine Resident disabled car in drive-pictures in hand letter sent

PHASE II

8015 Green Lawn Jacob rent house, 2nd & 3rd notices sent, threatened with legal action-reported to City-police called out

5930 Gum Grove Yappez 2nd notice sent-no response to letters sent-will make on sight inspection & move to phase III

PHASE III

7903 Antoine Griffin suit filed-court date to be set

7531 Antoine Burkhalter has not responded to attorney's letter

TO: Rob Inman
Tom Flynt

FROM: Richard Vance,
IFCIA Pool Director

DATE: May 25, 1992

Here it is 1992 with another pool season upon us. I would like to thank you both for your efforts last year and I look forward to working with you this year. The following will outline some points I would like to cover as we begin the season:

- 1) As you know, we have shortened the hours of operation by 8-1/2 hours per week in order to effect some savings in our pool contract. However, it was not intended to cut into your income. Therefore, based on the new hours your pay rate will be \$6.75 per hour.
- 2) I have given Tom a copy of the contract with Toucan. Please read it carefully with respect to the services provided by them and monitor their performance over the course of the season. If something requires attention, let me know. In my absence, call Toucan directly as appropriate.
- 3) You have each seen our method of registering members and the user's sign in sheets. It is of utmost importance that all pool and volleyball area users sign in each day. Upon sign-in, check to see that each are registered.
- 4) With respect to income, keep pool registration money separate from concessions and secure each daily. I would like to keep the amount of money on hand to about \$50.00. Be sure to give me any excess money when I am at the pool or drop it by the house when necessary.
- 5) The only change concerning volleyball this year is that each user is to register and sign in each day. Of course, the pool area rules also apply to volleyball and you are expected to enforce them - most notably no profanity and no horseplay. Volleyball players (unless a registered pool member) are not to use the pool. If pool members want to play volleyball, arrange for it. Also, remind the volleyball players to be careful of the pedestrian traffic to and from the pool by waiting until all is clear before playing a point.

Let me know if there is anything you feel needs improvement or change. Of course, if it involves a money expenditure, you will need to detail costs for consideration. Call me anytime if you have any questions or need further information.

CC: IFCIA Board Members



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

May 26, 1992

Ms. Helen Huey
Councilmember - District A
Houston City Council
Post Office Box 1562
Houston, Texas - 77251

Re: Left Turn Lanes from Antoine to Long Creek

Dear Ms. Huey:

A couple of weeks ago some members of our subdivision noticed preparation work being done to construct the captioned left turn lanes. The project was put on hold after various telephone calls and correspondence from Ms. Dorothy Miller of our neighborhood. Subsequently, Ms. Barbara Hartwell requested that I provide the official Inwood Forest position on this matter. This letter is provided to that end.

We have been advised by your office that the city traffic and transportation department has some 1989 correspondence from us requesting the left turn lanes. Upon further research I have determined that we did request the traffic signal light at the intersection but no mention or discussion was made concerning left turn lanes. I have been advised that turn lanes are included when a signal light is approved by the City as part of a "package."

Also, I spoke with my fellow IFCIA board members and, although none were vehemently opposed to the project, certain concerns were raised. Primarily:

- What is the basis for the decision to install the turn lanes?
- If the lanes are installed, one or more trees will be removed. Is there any possibility of obtaining replacement trees planted in alternate locations?
- Why wasn't the construction done two years ago when the light was installed?

As you can see, we are interested in reasons for the project's necessity as well as in maintaining the natural, landscaped integrity of the esplanades.



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

Ms. Helen Huey
May 26, 1992
Page Two

Helen, we are not opposed to change per se. We feel that changes should be made based on forethought and reasonable decision making criteria. Therefore, if there is a sound need for the turn lanes, we are not opposed to the construction. On the other hand, we cannot agree to change just for the sake of change.

Thank you for your time and interest in this matter. I look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script that reads "Richard Vance".

Richard Vance
President - IFCIA

966-5491 (W)
847-5699 (H)

cc: IFCIA Board Members



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

June 10, 1992

Ms. Barbara Harwell
District A
Houston City Council
Post Office Box 1562
Houston, Texas
77251

Re: Left Turn Lanes from Antoine to Long Creek

Dear Barbara:

Confirming our telephone conversation yesterday, you advised of the following:

- The turn lanes are being constructed because it is a city policy to install turn lanes with signal lights where conditions allow.
- The lanes were not constructed at the time of the signal installation as it takes additional time to administer the lane construction. It was noted the DeSoto and Antoine intersection would also belatedly receive turn lanes.
- You will relay to the contractor our concern for the removal of the large pine tree. It is our hope it can be saved as the contractor at one time advised one of our board members it would not be affected.

Thank you and if you have any questions, please advise.

Yours truly,

A handwritten signature in cursive script that reads 'Richard Vance'.

Richard Vance
President, IFCIA

RV:dfn

cc: Ms. Helen Huey
IFCIA Board of Directors

C:\RV.JUN\LET05



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
5740 W. LITTLE YORK / SUITE #349 / HOUSTON, TEXAS 77091

May 26, 1992

Mr. Jeffrey H. Ewalt
Butler, Ewalt & Haley
5718 Westheimer, Suite 1800
Houston, Texas
77057-5794

Re: Inwood Forest Subdivision

Dear Mr. Ewalt:

Thank you for visiting with us recently and discussing your expertise in community related legal matters. One question we did not ask is, if we selected your firm as our legal representative, what information from us would be necessary for you to begin?

I expect we will be in a position to decide on our legal representation by our July board meeting. We will advise at that time of our determination.

Again, thank you for your time and please provide the information requested above.

Sincerely,

A handwritten signature in cursive script that reads "Richard Vance".

Richard Vance
President, IFCIA

cc: IFCIA Board of Directors

MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

June 11, 1992

A Special Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 8:07 p.m. on Thursday, June 11, 1992 at the Inwood Forest community pool on Victory Drive, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Rita Rogers
Ken Miller
Joanne Ferguson

The following Director was absent:

Robert Davenport

The following persons were also present:

Michelle Adams
Dorothy Miller

The Chairman declared that a quorum of Directors was present and that the Meeting would therefore proceed with the transaction of business.

The Chairman stated that the purpose of the Meeting was to discuss a proposal to change the attorney representing the Association. He expressed the consensus of the Board that a change is needed because Mr. York's response to requests for attorney action is not always satisfactory, that his answers to the Board's questions are less than clear and rarely documented, and that his expertise is not community association-related and does not benefit the Association when dealing with issues within the community. Anticipating a change, the Directors (i) solicited and received a written communication from Attorney Marc Markel; (ii) interviewed Attorney Jeff Ewalt with the firm of Butler, Ewalt & Hailey on May 13, and (iii) interviewed Attorney Everett Hartnett on June 10, 1992.

The Directors agreed that they were not interested in pursuing further communications with Mr. Markel because he expected payment

for his time while being interviewed. The Directors decided that they had interviewed a representative group of attorneys specializing in homeowners association matters. It was pointed out that the Butler, Ewalt & Hailey firm handles homeowners' associations almost exclusively and that Mr. Hartnett currently devotes approximately 75% of his time to the representation of homeowners' associations.

Rick opened the meeting up to general discussion and called upon Dorothy Miller to express her views.

Dorothy stated that using either attorney under consideration would greatly increase IFCIA's level of visibility within the community and send a clear message to both the IF residents and the community at large that IFCIA "means business" and is handling business in a professional manner. At various City-wide functions she has attended, Dorothy has heard Mr. Ewalt, Mr. Butler, and Mr. Hailey speak and confirms that they represent a large cross-section of homeowners' associations. She is of the opinion, however, that a bigger firm is not necessarily better and that it may be of more benefit to the Association to develop a rapport with an individual attorney. A majority of the work with Mr. Ewalt's firm would be handled by paralegals or secretaries. Dorothy prefers smaller organizations whose practices are growing because they tend to view clients on a more individual basis.

Michelle asked if Ken knows Mr. Hartnett personally. Ken replied that he obtained Hartnett's name from a mutual friend who is an attorney. He does not know Mr. Hartnett personally. Michelle said it is difficult to believe that some of the business IFCIA might have with Hartnett would not also be handled by paralegals. Ken reported that Hartnett immediately responded to the three phone calls Ken had made to him.

Rick made certain comparisons:

Fees: Ewalt provided a specific fee schedule in writing at the outset of his interview; Hartnett said his normal \$175/hour fee would be discounted to \$125/hour for IFCIA.

Experience: Ewalt has 9 years experience specializing in homeowners' associations (30 years combined experience for his firm); Hartnett has specialized in homeowners' associations for 6 years (formerly represented builders/developers).

Contacts with City of Houston: Ewalt "knows his way around City Hall" and has served on a land use committee; Hartnett "has no pull at City Hall" but knows Mayor Lanier very well.

Rick felt that Ewalt was more specific than Hartnett and particularly liked the fact that Ewalt said that he would confirm all telephone calls in writing and provide monthly status reports. He pointed out, however, that we did not specifically ask Mr. Hartnett about these procedures during his interview.

Ken does not think that having contacts with the City and County is highly important. He likes Hartnett's experience and accessibility, pointing out that Hartnett responded almost immediately to his calls and remembered his name even after several months had elapsed between phone calls. Rick and Rita added that they had had no trouble contacting Ewalt.

Rita felt that neither attorney appeared overly-aggressive. She thought Ewalt's experience better suited to our purpose, pointing out that his experience has been with older communities like our own, Hartnett's experience appears to be with newer, developing communities.

Joanne felt that Hartnett was more specific than Ewalt and, in fact, gave us some very specific, unsolicited advice concerning IFCIA's first lien rights. During the course of the interview, he also pointed out that there is a four year statute of limitations on collecting maintenance fees. Joanne felt that Hartnett volunteered valuable information and was more forthcoming than Ewalt in this regard. She pointed out that Ewalt's \$45/demand letter fee would include any ensuing telephone calls with the homeowners and that Hartnett mentioned that postage was included in his \$40/demand letter fee. The Directors did not specifically ask him if there would be further charges for communications with the homeowners. Joanne felt that Ewalt was the more aggressive of the two candidates and that Hartnett would probably provide more personal, caring service.

Rick cautioned all Board members to remember that the interviews were not conducted in a controlled situation, that the two attorneys were not asked the same set of questions, and that both attorneys appear to be well-qualified.

Rick and Rita reiterated that Ewalt seemed to be more involved in local matters in established neighborhoods and pointed out that Ewalt's firm currently represents homeowners' associations in Oaks of Inwood and Garden Oaks.

Rick stated that, contrasted with Mr. York, Mr. Ewalt seemed very detail-oriented and that Hartnett seemed less than detailed and not as prepared to discuss specifics.

Ken asked "What do we want this new attorney to do for the Association?"

The following points were made:

Rita: he should be able to advise us right away

Rick: for example, he should be able to give us an interpretation of the fence situation in Sections 2 and 12

Ken: he should be more accessible than York

Joanne: Ewalt seemed "slick" compared to Hartnett

Rita: he should be able to help us with our much-needed maintenance fee increase

Rick: we should be careful not to lean too much on the advice of attorneys

Dorothy: Hartnett has broad experience with the State legislature which may be valuable to us. Ewalt's firm belongs to the CAI

Rick: what if we don't like who we pick; we are not locked in; we can choose again in six months or a year if our choice does not work out; we will not be asking our attorney to resolve complex and sophisticated issues

Ken: because of York, we have become less dependent on attorneys and have assumed a lot of responsibilities formerly delegated to our legal representative; we should go to the attorney only when a situation gets serious

Rita: from the files she has reviewed, it appears that York did not always take things full course; she has talked with John Dean in Oaks of Inwood - they do deal with Ewalt's firm's paralegals and have had good service thus far

Rick: we should contact the attorney only on serious matters in order to keep our costs down; routine matters should be able to be handled through paralegals or associates.

Ken: we need a hard and fast rate schedule from Hartnett if we decide to select him

Rita: we have Ewalt's 1992 fee schedule in writing and Mr. Hartnett's statement that his fee will be \$125/hour

Rick: doesn't remember what each attorney said about foreclosure procedures

Joanne: Ewalt said "...money could be better spent other than filing liens"

Rick: that seemed to be the position of both attorneys

Dorothy: we have only one pending matter with York

Rick: we should not delay this decision but be certain we have reviewed the matter adequately

Ken: if we select Hartnett, it should be provisionally, subject to approval of his fee schedule

Rick: if we choose Ewalt we already have a price schedule; if we choose Hartnett, we will get a fee schedule

Rick: when do we want the new attorney to start

Joanne: a July 1 start date would give us 6 months to evaluate before year-end

Dorothy: a July 1 start date would also mean that the new attorney would collect delinquent our accounts; this could be the "test" of our level of satisfaction with the new attorney. Dwyer's second notices have been sent out. The usual next step is for York to file liens; therefore, it will be necessary for us to contact Dwyer immediately and have him furnish the list of delinquent accounts directly to Rick.


Rick: how many outstanding liens are there at this time

Dorothy: \$33,000 total outstanding, \$2,000 of which is attributable to current year delinquent accounts. York charges approximately \$150/lien including copying, postage, filing fees, etc. He billed IFCIA approximately \$15,000 for approximately 100 liens filed last year.

Rick asked Ken to contact Dwyer with regard to the delinquent accounts.

Rick moved that the Association select the firm of Butler, Ewalt & Hailey, effective as of July 1, 1992, to provide legal representation for the Inwood Forest subdivision through the Inwood Forest Community Improvement Association. Rita seconded the motion. The Chairman called for a show of hands. Two directors voted in favor; two voted against the proposal. The matter was tabled until the entire Board could be convened to vote. Ken will obtain a fee schedule in writing from Mr. Hartnett for review when the Board reconvenes.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:50 p.m.



JOANNE FERGUSON
Secretary of the Meeting

APPROVED:



RICK VANCE
Chairman of the Meeting

MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

June 23, 1992

A Special Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:11 p.m. on Tuesday, June 23, 1992 at the residence of Rick Vance, 7202 Deep Forest, Houston, Texas, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Rita Rogers
Ken Miller
Joanne Ferguson
Robert Davenport

The Chairman declared that all of the Directors were present and that the Meeting would therefore proceed with the transaction of business.

The Chairman stated that the purpose of the Meeting was to continue discussion of a proposal to change the attorney representing the Association. He stated that the Board had decided to seek more experienced counsel and referred the Directors to the minutes of previous meetings and to the correspondence from Messrs. Markel, Ewalt, and Hartnett. He pointed out that Rita had heard Mr. Ewalt speak at a seminar and that a friend of Ken's had recommended Mr. Hartnett. The Board has reconvened with all Directors present to finalize the selection of an attorney. He suggested a brief, open discussion and a vote of all of the Directors.

The following points were discussed:

Ken: Dorothy thinks that we should invite another attorney or two, but Ken feels we have interviewed a representative sample. He showed the Directors a list which Dorothy obtained of some 100-200 area attorneys specializing in homeowners' associations. Rick confirmed that Ewalt and Hartnett are both on the list. Because of time constraints, Ken agreed we should settle on Ewalt or Hartnett. He noted that Mr. York is not a specialist in homeowners' association matters and does not appear on the list.

Robert: checked with a friend who is President of a large civic organization.

Rick: we are not "married" to our choice - we can change again if the need arises

Ken: has anyone advised Mr. York that he will be replaced?

Rick: I will notify him when a decision has been made

Robert: do we have legal matters pending?

Rick: liens on delinquent maintenace fees would be the next thing needing done - our timing is good to make this change because we are not dropping the ball on any pending matters

Robert: consider the pros and cons set forth in previous minutes

Joanne: Hartnett was instrumental in reducing the percentage of homeowners needed to amend deed restrictions from 75% to 51% and he is more able to represent our views on the day-care issue at the State level

Rita: Ewalt has more experience with older neighborhoods and could more adequately represent us in City matters which are our number one concern; otherwise, there is little difference in the two candidates

Robert: County matters are more complicated and we may need more representation in these matters

Rita: we need more expertise in City matters

Rick: we should take a global view - each of the candidates is personally qualified to represent us, and each is very qualified regarding the day-care issue and other pertinent issues. What other resources do they have which we would want to tap into? Hartnett appears to be a sole practitioner, probably operating with a legal assistant. Butler, Ewalt & Hailey is a large firm with a qualified staff. Ewalt has the benefit of their accumulated knowledge. He agrees with Rita that Ewalt represents neighborhoods adjacent to ours, i.e., Oaks of Inwood, and could handle pertinent our day-in/day-out issues, i.e., Acres Homes, encroachments, neighborhood detention centers, etc. Hartnett covers neighborhoods further out. Does he write the letters or motions? Since he prefers "personal contact" are we paying his price rather than the legal assistant rate? Ewalt has a reduced rate since others in his office may handle routine matters, a "plus" in our current fiscal position. Rick concludes that IF would be best served by Ewalt

Ken: Hartnett represents Inwood West and won a landmark case in Court for that subdivision. He is located on 249 and is a small but effective law firm. Ewalt is located on the Southwest Freeway, and, although he may have larger office resources, we will be

paying for the larger overhead. In any event, we will need to watch the winning candidate like a hawk and carefully review all legal expenses. Either attorney's location would be convenient for picking up papers. Ewalt is currently representing Sharpstown Civic Club in a day-car dispute and legal fees are running \$27,000 prior to trial. This is probably due to the law firm waiting for the State Legislature to act in the fall session. Sharpstown has no provision in its bylaws to limit expenses in a lawsuit - this is something we should consider in any future attempt to amend our own bylaws

Rick: Ewalt or any attorney of our choosing would not run up fees unless asked to by the association

Ken: Ewalt may have a tendency to want to litigate more

Rick: Ewalt seemed a little more professional; Hartnett's approach was more casual, much like our present situation. Ewalt would back up all telephone calls with a letter, unlike our present situation. Ewalt volunteered to do this and this was a big factor in Rick's decision.

Rita: we are going to control what we want the attorney to do i.e., deed restrictions, etc.

Ken: some civic clubs say that the members must approve anything over a certain dollar figure when incurring legal costs

Robert: Ewalt seemed businesslike, but it may just be his personality. Hartnett may have taken a more casual approach because he was interviewed in someone's home. Robert likes both candidates

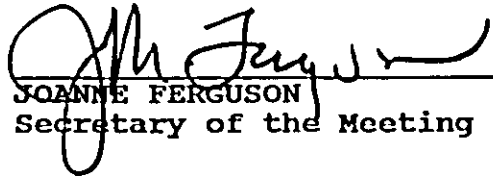
Rita: Ewalt gave "free advice" at seminar she attended. Both attorneys were dismayed to learn that our deed restrictions require 100% homeowner approval in order to amend.

Ken: moved that we vote on the candidates


Rick moved that we accept the firm of Butler, Ewalt & Hailey, effective as of July 1, 1992, to provide legal representation for the Inwood Forest subdivision through the Inwood Forest Community Improvement Association. Rita seconded the motion. The Chairman called for a show of hands. Two directors voted in favor; three directors voted against the motion.

Ken moved that we accept Everett Hartnett, effective as of July 1, 1992, to provide legal representation for the Inwood Forest subdivision through the Inwood Forest Community Improvement Association, contingent upon the Board's approval of Mr. Hartnett's fee for filing liens on delinquent maintenance fees. Ken will obtain written confirmation from Hartnett. Robert seconded the motion. The Chairman called for a show of hands. Three directors voted in favor; two directors voted against the motion.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:00 p.m.



JOANNE FERGUSON
Secretary of the Meeting

APPROVED:


RICK VANCE
Chairman of the Meeting

MINUTES OF SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

June 24, 1992

A Special Meeting of the Board of Directors Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:00 p.m. on Wednesday, June 24, 1992 at the residence of Rick Vance, 7202 Deep Forest, Houston, Texas, pursuant to notice to all of the Directors.

Rick Vance acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rick Vance
Rita Rogers
Ken Miller
Joanne Ferguson
Robert Davenport

The Chairman declared that all of the Directors were present and that the Meeting would therefore proceed with the transaction of business.

The Chairman stated that the purpose of the Meeting was to vote on the selection of an attorney to represent the Association. He presented Mr. Everett Harnett's letter to the Board dated June 19, 1992 (faxed June 23, 1992), setting forth his fee schedule. Ken moved that the following resolution be adopted:

RESOLVED, that effective as of July 1, 1992, Everett Hartnett be and he hereby is selected to provide legal representation for the Inwood Forest subdivision through the Inwood Forest Community Improvement Association, to act in such capacity at the discretion of the Board of Directors of the Association until his successor is selected.

Robert seconded the motion. The Directors then cast votes, as follows:

For

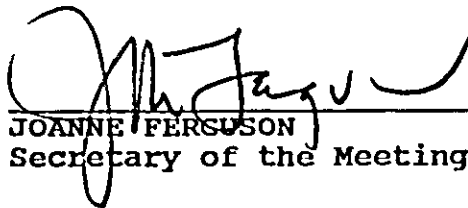
Robert Davenport
Ken Miller
Joanne Ferguson

Against

Rick Vance
Rita Rogers

The Chairman declared that the resolution was adopted by a majority of the Directors.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 7:10 p.m.



JOANNE FERGUSON
Secretary of the Meeting

APPROVED:



RICK VANCE
Chairman of the Meeting

EVERETT E. HARTNETT
Attorney at Law
Two Chasewood Park
20405 State Highway 249 - Suite 225
Houston, Texas 77070

713-370-7799

June 19, 1992

By Fax 237-0313

Mr. Kenneth K. Miller
5610 Conecrest
Houston, Texas 77088

Re: Inwood Forest

Dear Mr. Miller:

Per your request, the following information is submitted.

My fee schedule is based upon an hourly rate of \$125.00 per hour. As I indicated at the meeting, this is a reduction from my standard hourly rate on other matters of \$150.00 per hour. The time is billed in tenths of an hour.

\$50.00 Collection and Foreclosure Letters - with amount reduced to approximately \$40.00 if approximately ten or more letters are being sent.

\$50.00 Deed Restriction Violation Letters.

I normally do not charge for short telephone conferences with Board members. If telephone conferences exceed one tenth of an hour, the initial six minutes is not normally charged. The time not charged is reflected on the billings as adjustment to billing.

Litigation matters are extremely difficult to estimate since the amount of the billings is dependent upon the number of hearings and amount of discovery required for the case. Most of my litigation matters are resolved at or before the initial hearing and, therefore, the billings are usually less than \$1,000.00. If a temporary restraining order is required, then the billings can be as much as \$2,500.00. Collection and foreclosure lawsuit usually are less than \$1,000.00 and in all cases, I have had the attorney fees and court costs awarded against the homeowner.

Billings are usually mailed to Associations on a quarterly basis, unless an Association requests a more frequent billing.

In terms of my experience, as I had indicated to your Board, I have been working with homeowner's association and involved in deed restriction cases since the early 1980s. That experience involves writing legal opinions for Associations, drafting amended deed restrictions, redrafting bylaws, drafting architectural control variances, handling collections matters and foreclosure litigations and deed restriction enforcement matters. Some deed restriction litigation matters have involved injunctions for the removal of nonconforming structures, such as satellite dishes, for the cessation of businesses and for the removal of vehicles. This week I became involved in two litigation matters involving the operation of businesses in a major subdivision (a day-care center and an air conditioning sales business).

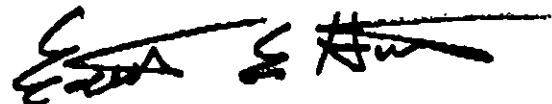
As I indicated to the Board, I was past President of the Cypress Creek United Civic Associations (CCUCA), a coalition of approximately 125 homeowner associations. That organization was involved in issues such as flood control, annexation, "family homes" and legislative action. We also published a monthly newsletter entitled the Clarion and held annual seminars for Board members of homeowner association. By separate cover, I am forwarding to you some past copies of the Clarion.

During my Presidency, I worked with County Commissioners Court and members of the state legislature. I was also involved with the various fire departments and with the emergency medical services organization as a Board member.

As biographical information, I graduated from the University of Houston in 1969 with a BA Degree and obtained my Masters from the University of Houston in 1971. I graduated from South Texas College of Law in 1976, graduating as Salutorian. While in law school, I was editor of the law journal and had several articles published while in law school and after graduation. I have been in private practice since 1977.

Thank you very much for your consideration of me to represent your homeowner association.

Sincerely,



Everett E. Hartnett

BOARD OF DIRECTORS
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

MINUTES OF BOARD MEETING
JULY 15, 1992

Board Members in Attendance: Richard Vance
Robert Davenport
Joanne Ferguson
Rita Rogers
Ken Miller

Committee Chairpersons Attending: Dorothy Miller-Deed Restr.

Meeting Called at 7:12 by Richard Vance.

Minutes from board meetings of June 10, June 11, and June 22, read. Discussion followed as to appropriateness of final vote. Resolution of final vote moved, seconded, and adopted unanimously.

Board Reports:

A. Treasurer's Report-Ken Miller

1. General Ledger/Statement of Accounts presented for IFCIA. Discussion concerning state of the finances for IFCIA. Expenses down in each area of expenditures. Ken stated that nice to have report from Dwyer 24 hrs before the meeting. Allows him, Ken, to review.
2. Pool report given. Pool turning profit to date. Rick-good profits on the sodas and ice creams sold.
Pool guards commended for their service.
3. Discussion on the past due maintenance fees. Ken-116 homes past due, \$5568.00 as 6-30-92
Rick-need to collect as soon as possible.
Stated that Dorothy Miller had made offer to attempt to collect monies by door-to-door.
Dorothy-would only be able to collect this years fees, but willing to do it. Hope to save some money on legal fees this way. Will give a receipt if they ask, otherwise check will be their receipt.
Robert-will be time consuming.
Dorothy-give till end of August, 1992.
Ken, Joanne, Robert volunteered to accompany Dorothy on door-to-door.

- Rick-think about credit cards for next year.
4. Discussion of supplemental fee statement. Rita suggested supplemental with an increase for 1993. Joanne stated that if doing an increase, timing was important. June date would be better than a December date. Rita suggested that the increase be reasonable, about 1/3 always come through. Rick stated that few are paid by mortgage companies anymore. Joanne stressed proper notification was important. Dorothy gave example of Cypresswood's bill breaking down fee statement into required and optional items. Rick stated that a notice must be sent in the bill. Rita said that Dwyer suggested the supplemental billing and will come up with ways to implement. Rick, Ken, & Robert-need to discuss amount later. A voluntary "donation" of sorts.

B. Deed Restrictions-Dorothy Miller

1. See attached sheets on Phase 1, 2, and 3 homes. Problems with Gum Grove and vacant lot.
2. York will turn over two file drawers of legal to Dorothy. Any on-going he will keep for now (Release of existing liens).
3. Everyone complimented Dorothy on Hotline Report sheet.
4. Thank you letters to Nelda McQuary & Helen Hough signed and sent out.
5. Major thoroughfare meeting 7-16-92. Dorothy will attend. 2:30 pm City Hall chambers.
6. Dorothy has a map showing major thoroughfares till 2000.
7. Joanne stated that correction concerning heavy trash pick-up would be printed in next newsletter.

C. Esplanades-Rita Rogers

1. Turning lanes on Antoine & Long Creek are nearing completion. Supervisor to meet with her and Troy to discuss how to landscape after construction is complete. The construction company, W Smith Paving, will work with us.
2. Vacant lot Arncliffe and Antoine has really been overgrown by bushes and weeds. Need to do something.
3. Need to consider beds on esplanade at Arncliffe.
4. Victory tree project looks good for Fall, 1992. To be planted by Rice students.
5. Entrances on West Little York-brick columns-need repair and sprucing up.
6. Try to get sprinklers at entrances to subdivision from Parks and Recreation. Plantings have all died but Troy will replace as soon as cooler.

7. Tables at park treated with water seal.

D. Newsletter-Joanne Ferguson

1. Next newsletter to have correction on heavy trash pick-up.
2. Begin running article on candidates for Board. Will have 3 two year terms open - Robert, Rita, & Joanne.

E. PIP-Joanne Ferguson

1. Crime statistics for Inwood Forest are low.
2. Next meeting 7-16-92, Carol Kilpatrick to attend.

F. Pool-Rick Vance

1. Overall everything is running very smoothly. Attendance has been brisk. Weather has affected some of the big weekends.
2. More people than normal have rented out the pool this year for their parties. People seems to be very impressed with our set-up.
3. Toucan and our guards had a minor misunderstanding. Matter cleared by Rick. Everything OK now. Copy of contract given to Rob Inman and Tom Flynn so they would know the boundaries of each person.
4. Water aerobics and swim lessons being given. Inquiry by Mr. Bill Merritt about scuba lessons and looking into the lighting problem.
5. Rita has begun taking bids on painting the pool houses. Range from \$1500 to \$2400. This does not include paint. Joanne-\$23/gal. Rita-need to fix electrical first. Motion made to set \$1750 cap on paint project-not to include paint. (Ken). 2nd (Robert). Passed 3-2 vote.

G. New Residents-Ken Miller

1. Brochure created by Al Danto shown. All liked it, but agreed that the wording and grammar would be revised and improved.
2. Brochure would be given to all new residents via Realtors. Established residents to get brochure from IFCIA.
3. Brochure has been free so far. Need to check on costs before we go ahead. Maybe can get some real estate agencies to defray costs-Rick.
4. Rick stated that there was strength in numbers. Maybe the heading of "INWOOD" can pull all those in other subdivisions to work together on this project. After some discussion, this was tabled.


H. Other Items


1. Dangerous buildings-Helen Huey's office, Bob

- Thompson is working on Landmark Apt and Black Maple. Will let us know of status.
2. National Night Out-August 4
Joanne-will look into getting a banner for entrance.
Rick-don't spend more than \$50.00.
 3. Worker's Comp on Officers-
Rick-City covers officers, but may not be covered if not performing a Police function. Original board was extremely conservative on their handling of matter. This was to not compromise any IFCIA funds because of some actions.
Comp. is a draw on IFCIA program-program is break even now. Cost is \$400-500/month with a \$1700 deposit per year. This is refundable though.
Robert-Officers are covered 70% by city and 30% by their own supplemental insurance. He knows of no extra job that provides Worker's Comp. Feels that IFCIA should not provide it.
Rick-If we drop on officers, we need to keep it on pool guards.
Rita-Have we ever had an accident?
Rick-No
Dorothy-Are officers considered independent even though we provide car and communications?
Rick-No, in the sense of the definition of an independent contractor.
Robert-I will try to get a letter from Burns-Hazer in regards to an opinion on this issue.
Rick-excellent idea, but we cannot make call on this issue now.
Ken- Motion to renew policy as it stands now.
Joanne-2nd
Accepted unanimously.
Rita to get cashier's check to cover deposit on 7-16-92.

Motion to adjourn by Ken Miller. 2nd by Rita Rogers. Meeting Adjourned at 10:00 pm

Approved:


Rick Vance, Chairman
of the Meeting


Robert Dolegant
Secretary of the Meeting

ACTIVITY IN PETTY CASH TCB ACCOUNT
JUNE 7, 1992 TO JULY 7, 1992

| | | | | | |
|---------|-----|------|----------|------------|--------|
| CHECKS: | 751 | 6/7 | INMAN | POOL GUARD | 229.50 |
| | 752 | | FLYNN | POOL GUARD | 114.75 |
| | 753 | 6/10 | CLAUDE'S | MAILBOX | 36.00 |
| | 754 | | ARVEY'S | PRINTING | 10.95 |
| | 755 | 6/14 | INMAN | POOL GUARD | 243.00 |
| | 756 | | FLYNN | POOL GUARD | 114.75 |
| | 757 | 6/21 | INMAN | POOL GUARD | 229.50 |
| | 758 | | FLYNN | POOL GUARD | 111.38 |
| | 759 | 6/28 | INMAN | POOL GUARD | 243.00 |
| | 760 | | FLYNN | POOL GUARD | 135.00 |
| | 761 | 7/5 | INMAN | POOL GUARD | 182.25 |
| | 762 | | FLYNN | POOL GUARD | 168.75 |
| | 763 | 7/6 | ROGERS | PLANTS | 58.60 |
| | 764 | | FERGUSON | NEWSLETTER | 57.20 |

| | | |
|-----------|------|--------|
| DEPOSITS: | 6-7 | 580.00 |
| | 6-12 | 300.00 |
| | 6-14 | 989.00 |
| | 6-21 | 429.00 |
| | 6-28 | 207.00 |
| | 7-7 | 105.00 |

TOTAL CHECKS: 1934.63

TOTAL DEPOSITS: 2610.00

DIFFERENCE: + \$675.37

MICHAEL E. DWYER, P.C.
CERTIFIED PUBLIC ACCOUNTANT
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

JoAnn

Board of Directors
Inwood Forest Community
Improvement Association

I have compiled the accompanying balance sheet-modified cash basis of Inwood Forest Community Improvement Association as of June 30, 1992 and the related statement of revenue and expenses-modified cash basis for the six months then ended in accordance with standards established by the American Institute of Certified Public Accountants. The financial statements have been prepared on the modified cash receipts and disbursements basis of accounting which is a comprehensive basis of accounting other than generally accepted accounting principles.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any other form of assurance on them.

The accompanying budget of Inwood Forest Community Improvement Association has not been compiled or examined by me and, accordingly, I do not express an opinion or any other form of assurance on it.

Management has elected to omit substantially all of the information ordinarily included in financial statements. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Association's financial status. Accordingly, these financial statements are not designed for those who are not informed about such matters.

The Association prepares its financial statements on the basis of modified cash receipts and disbursements; consequently, certain revenues are recognized when received rather than when earned, and certain expenses and purchases of assets are recognized when cash is disbursed rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

Michael E. Dwyer P.C.

July 14, 1992)

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
BALANCE SHEET
AS OF 6/30/92

PAGE: 1

ASSETS

| | | |
|------------------------------|---------|---------|
| CURRENT ASSETS | | |
| CASH-T.C.B.-CHECKING | 2,059 | |
| PETTY CASH-T.C.B.-CKG | 2,695 | |
| CASH-SECURITY | 6,413 | |
| MONEY MKT-SAVINGS T.C.B. | 91,987 | |
| MONEY MKT-SPECIAL T.C.B. | 4,388 | |
| TOTAL CURRENT ASSETS | | 107,544 |
| PROPERTY AND EQUIPMENT | | |
| LAND | 5,259 | |
| LAND IMPROVEMENT | 6,724 | |
| SWIMMING POOL | 16,748 | |
| POOL FENCE | 1,400 | |
| BUILDING | 17,104 | |
| PLAYGROUND EQUIPMENT | 23,562 | |
| MACHINERY AND EQUIPMENT | 2,789 | |
| SECURITY VEHICLE | 13,733 | |
| ACCUMULATED DEPRECIATION | 45,054- | |
| ACCUM.DEPRN-SECURITY | 10,454- | |
| TOTAL PROPERTY AND EQUIPMENT | | 31,810 |
| TOTAL ASSETS | | 139,354 |

LIABILITIES AND FUND BAL.

| | | |
|---------------------------------|---------|---------|
| UNEARNED SECURITY REVENUE | 18,577 | |
| FUND BALANCE | | |
| DEPRECIATION | 4,827- | |
| CONTRIBUTIONS | 125,977 | |
| CURRENT YEAR INC (LOSS) | 21,159 | |
| BEGINNING FUND BALANCE | 21,533- | |
| TOTAL FUND BALANCE | | 120,777 |
| TOTAL LIABILITIES AND FUND BAL. | | 139,354 |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
FOR THE 6 MONTHS ENDING 6/30/92

| | CURRENT | | | YEAR TO DATE | | |
|--------------------------------------|---------------|---------------|---------------|----------------|---------------|----------------|
| | ACTUAL | BUDGET | BUDG-VAR | ACTUAL | BUDGET | BUDG-VAR |
| REVENUES | | | | | | |
| MAINTENANCE-HOMEOWNERS | 1,056 | 4,913 | 3,857- | 55,925 | 29,522 | 26,403 |
| MAINTENANCE-TOWNHOMES | | | | 3,456 | 3,350 | 106 |
| TRANSFER FEES | 975 | 166 | 809 | 1,961 | 1,004 | 957 |
| POOL RECEIPTS | 2,956 | 333 | 2,623 | 4,276 | 1,998 | 2,278 |
| ESPLANADE BEAUTIFICATION | 195 | 83 | 112 | 705 | 502 | 203 |
| SECURITY REVENUE | 6,445 | | 6,445 | 38,576 | | 38,576 |
| RECOVERY OF LEGAL FEES | 129 | 208 | 79- | 387 | 1,252 | 865- |
| * TOTAL REVENUES | 11,756 | 5,703 | 6,053 | 105,286 | 37,628 | 67,658 |
| POOL EXPENSES | | | | | | |
| POOL CONTRACT | 2,897 | 1,500 | 1,397- | 12,622 | 9,000 | 3,622- |
| ELECTRICITY | 523 | 292 | 231- | 1,615 | 1,752 | 137 |
| TELEPHONE | 30 | 29 | 1- | 209 | 174 | 35- |
| WATER | 182 | 267 | 85 | 1,265 | 1,598 | 333 |
| GATE GUARD | 1,421 | 1,334 | 87- | 1,954 | 1,334 | 620- |
| REPAIR & MAINTENANCE | 686 | 417 | 269- | 1,832 | 2,498 | 666 |
| SOFT DRINKS-POOL | | 300 | 300 | | 300 | 300 |
| * TOTAL POOL EXPENSES | 5,739 | 4,139 | 1,600- | 19,497 | 16,656 | 2,841- |
| OPERATING & ADMIN | | | | | | |
| ESPLANADE MAINTENANCE | 2,160 | 1,667 | 493- | 13,764 | 9,998 | 3,766- |
| MOSQUITO CONTROL | 350 | 167 | 183- | 910 | 998 | 88 |
| LEGAL | | 1,000 | 1,000 | 860 | 6,000 | 5,140 |
| ACCOUNTING | 750 | 750 | | 4,500 | 4,500 | |
| INSURANCE | | 750 | 750 | 4,538 | 4,500 | 38- |
| STATIONARY-POSTAGE-ADMIN. | 172 | 142 | 30- | 1,622 | 848 | 774- |
| SECURITY-ADMINISTRATIVE | 682 | | 682- | 2,756 | | 2,756- |
| SECURITY OFFICERS | 4,725 | | 4,725- | 29,003 | | 29,003- |
| SECURITY VEHICLE | 684 | | 684- | 3,354 | | 3,354- |
| SECURITY INSURANCE | 550 | | 550- | 4,058 | | 4,058- |
| DEPRECIATION-VEHICLE | 150 | | 150- | 900 | | 900- |
| * TOTAL OPERATING & ADMIN | 10,223 | 4,476 | 5,747- | 66,265 | 26,844 | 39,421- |
| OTHER INCOME | | | | | | |
| INTEREST INCOME | 225 | 542 | 317- | 1,636 | 3,248 | 1,612- |
| * TOTAL OTHER INCOME | 225 | 542 | 317- | 1,636 | 3,248 | 1,612- |
| * NET INCOME (LOSS) | 3,981- | 2,370- | 1,611- | 21,159 | 2,624- | 23,783 |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
STATEMENT OF INCOME
IFCIA EXCLUDING SECURITY
FOR THE 6 MONTHS ENDING 6/30/92

| | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|------------------------------|---------------------|----------------|--------------------|----------------|
| | ===== | ===== | ===== | ===== |
| REVENUES | | | | |
| MAINTENANCE-HOMEOWNERS | 1,056 | 19.9 | 55,925 | 83.8 |
| MAINTENANCE-TOWNHOMES | | | 3,456 | 5.2 |
| TRANSFER FEES | 975 | 18.4 | 1,961 | 2.9 |
| POOL RECEIPTS | 2,956 | 55.7 | 4,276 | 6.4 |
| ESPLANADE BEAUTIFICATION | 195 | 3.7 | 705 | 1.1 |
| RECOVERY OF LEGAL FEES | 129 | 2.4 | 387 | 0.6 |
| | ----- | ----- | ----- | ----- |
| * TOTAL REVENUES | 5,311 | 100.0 | 66,710 | 100.0 |
| POOL EXPENSES | | | | |
| POOL CONTRACT | 2,897 | 54.6 | 12,622 | 18.9 |
| ELECTRICITY | 523 | 9.9 | 1,615 | 2.4 |
| TELEPHONE | 30 | 0.6 | 209 | 0.3 |
| WATER | 182 | 3.4 | 1,265 | 1.9 |
| GATE GUARD | 1,421 | 26.8 | 1,954 | 2.9 |
| REPAIR & MAINTENANCE | 686 | 12.9 | 1,832 | 2.7 |
| | ----- | ----- | ----- | ----- |
| * TOTAL POOL EXPENSES | 5,739 | 108.1 | 19,497 | 29.2 |
| OPERATING & ADMIN | | | | |
| ESPLANADE MAINTENANCE | 2,160 | 40.7 | 13,764 | 20.6 |
| MOSQUITO CONTROL | 350 | 6.6 | 910 | 1.4 |
| LEGAL | | | 860 | 1.3 |
| ACCOUNTING | 750 | 14.1 | 4,500 | 6.7 |
| INSURANCE | | | 4,538 | 6.8 |
| STATIONARY-POSTAGE-ADMIN. | 172 | 3.2 | 1,622 | 2.4 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OPERATING & ADMIN | 3,432 | 64.6 | 26,195 | 39.3 |
| OTHER INCOME | | | | |
| INTEREST INCOME | 225 | 4.2 | 1,636 | 2.5 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OTHER INCOME | 225 | 4.2 | 1,636 | 2.5 |
| | ----- | ----- | ----- | ----- |
| * NET INCOME (LOSS) | 3,635- | 68.4- | 22,654 | 34.0 |
| | ===== | ===== | ===== | ===== |

INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
 STATEMENT OF INCOME
 IFCIA SECURITY PATROL
 FOR THE 6 MONTHS ENDING 6/30/92

| | ----- CURRENT ----- | ACTUAL PERCENT | -- YEAR TO DATE -- | ACTUAL PERCENT |
|---------------------------|---------------------|----------------|--------------------|----------------|
| | ===== | ===== | ===== | ===== |
| REVENUES | | | | |
| SECURITY REVENUE | 6,445 | 100.0 | 38,576 | 100.0 |
| | ----- | ----- | ----- | ----- |
| * TOTAL REVENUES | 6,445 | 100.0 | 38,576 | 100.0 |
| OPERATING & ADMIN | | | | |
| SECURITY-ADMINISTRATIVE | 682 | 10.6 | 2,756 | 7.1 |
| SECURITY OFFICERS | 4,725 | 73.3 | 29,003 | 75.2 |
| SECURITY VEHICLE | 684 | 10.6 | 3,354 | 8.7 |
| SECURITY INSURANCE | 550 | 8.5 | 4,058 | 10.5 |
| DEPRECIATION-VEHICLE | 150 | 2.3 | 900 | 2.3 |
| | ----- | ----- | ----- | ----- |
| * TOTAL OPERATING & ADMIN | 6,791 | 105.4 | 40,071 | 103.9 |
| | ----- | ----- | ----- | ----- |
| * NET INCOME (LOSS) | 346- | 5.4- | 1,495- | 3.9- |
| | ===== | ===== | ===== | ===== |

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INWOOD FOREST COMMUNITY IMPROVEMENT ASSN
POSTING JOURNAL

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| MS S-B | REF | DATE | EMPL DESCRIPTION | ACCOUNT | AMOUNT |
|---------|------|---------|------------------------------|---------|-----------------------|
| 1 2- 0 | 1398 | 6/30/92 | 0 MICHAEL E. DWYER, PC | 82001 | 750.00 |
| 2 2- 0 | 1399 | 6/30/92 | 0 VOID | 82001 | 0.00 |
| 3 2- 0 | 1400 | 6/30/92 | 0 TOUCAN POOL | 70101 | 2897.12 |
| 4 2- 0 | 1401 | 6/30/92 | 0 HOUSTON WATER | 72601 | 181.80 |
| 5 2- 0 | 1402 | 6/30/92 | 0 TROY'S LANDSCAPE | 80501 | 2160.00 |
| 6 2- 0 | 1403 | 6/30/92 | 0 SW BELL | 71101 | 29.65 |
| 7 2- 0 | 1404 | 6/30/92 | 0 H. L. & P. | 70601 | 523.46 |
| 8 2- 0 | 1405 | 6/30/92 | 0 EXCALIBUR PEST CONTROL | 81001 | 350.00 |
| 9 2- 0 | 9 | 6/30/92 | 0 SERVICE CHARGE- OPERATI | 83501 | 42.17 |
| 10 2- 0 | 9 | 6/30/92 | 0 CHECKS FOR MONTH-OPERAT | 101 | 6934.20- 6892.03-* |
| 11 2- 0 | 1387 | 6/30/92 | 0 VOID | 101 | 0.00 |
| 12 2- 0 | 1388 | 6/30/92 | 0 VOID | 111 | 0.00 |
| 13 2- 0 | 1389 | 6/30/92 | 0 VOID | 111 | 0.00 |
| 14 2- 0 | 1390 | 6/30/92 | 0 MICHAEL E. DWYER, PC | 85102 | 682.07 |
| 15 2- 0 | 1391 | 6/30/92 | 0 BMO ENT. | 85302 | 216.56 |
| 16 2- 0 | 1392 | 6/30/92 | 0 GTE | 85302 | 128.00 |
| 17 2- 0 | 1393 | 6/30/92 | 0 J M AUTOMOTIVE | 85302 | 71.85 |
| 18 2- 0 | 1394 | 6/30/92 | 2013 FRANCIS ROSS | 85202 | 600.00 |
| 19 2- 0 | 1394 | 6/30/92 | 2013 FRANCIS ROSS | 85302 | 267.43 867.43 * |
| 20 2- 0 | 1395 | 6/30/92 | 2014 KARRY D VAN HUIS | 85202 | 300.00 |
| 21 2- 0 | 1396 | 6/30/92 | 2002 JOHNNIE C HAMILTON, JR. | 85202 | 750.00 |
| 22 2- 0 | 1397 | 6/30/92 | 2003 RUSSELL F LILLEY | 85202 | 675.00 |
| 23 2- 0 | 1398 | 6/30/92 | 2008 GREGORY W SHAULL | 85202 | 375.00 |
| 24 2- 0 | 1399 | 6/30/92 | 2022 BRUCE EVANS | 85202 | 750.00 |
| 25 2- 0 | 1400 | 6/30/92 | 2021 CINDY HUTTO DeLANO | 85202 | 150.00 |

| NO S-B | REF | DATE | EMPL DESCRIPTION | ACCOUNT | AMOUNT |
|---------|------|---------|----------------------------|---------|-----------|
| 26 2- 0 | 1401 | 6/30/92 | 2029 RANDY BARTON | 85202 | 225.00 |
| 27 2- 0 | 1402 | 6/30/92 | 2030 JAMES PAVLU | 85202 | 375.00 |
| 28 2- 0 | 1403 | 6/30/92 | 2031 HENRY LARGE | 85202 | 75.00 |
| 29 2- 0 | 1404 | 6/30/92 | 2016 JAMES WHEELER | 85202 | 450.00 |
| 30 2- 0 | 1405 | 6/30/92 | 0 HOUSTON GENERAL INSURAN | 85402 | 550.00 |
| 31 2- 0 | 10 | 6/30/92 | 0 DEPOSIT | 60702 | 1077.00- |
| 32 2- 0 | 10 | 6/30/92 | 0 DEPOSIT | 60702 | 3450.00- |
| 33 2- 0 | 10 | 6/30/92 | 0 SCTY CKS FOR MONTH | 109 | 2113.91- |
| | | | | | 6640.91-* |
| 34 2- 0 | 1 | 6/30/92 | 0 SCTY REVENUE DEFERRAL | 402 | 1918.00 |
| 35 2- 0 | 1 | 6/30/92 | 0 SCTY REVENUE DEFERRAL | 60702 | 1918.00- |
| | | | | | 0.00 * |
| 36 2- 0 | 2 | 6/30/92 | 0 DEPRECIATION | 86902 | 150.00 |
| 37 2- 0 | 2 | 6/30/92 | 0 DEPRECIATION | 292 | 150.00- |
| 38 2- 0 | 2 | 6/30/92 | 0 DEPRECIATION | 510 | 221.00 |
| 39 2- 0 | 2 | 6/30/92 | 0 DEPRECIATION | 290 | 221.00- |
| | | | | | 0.00 * |
| 40 2- 0 | 3 | 6/30/92 | 0 POOL REVENUE TP PITY CAS | 60702 | 2955.88- |
| 41 2- 0 | 3 | 6/30/92 | 0 POOL REVENUE TP PITY CAS | 60501 | 2955.88 |
| 42 2- 0 | 3 | 6/30/92 | 0 POOL REVENUE TP PITY CAS | 60702 | 2955.88 |
| 43 2- 0 | 3 | 6/30/92 | 0 POOL CASH REPORT | 74001 | 290.88 |
| 44 2- 0 | 3 | 6/30/92 | 0 POOL REVENUE PETTY CASH | 60501 | 2955.88- |
| 45 2- 0 | 3 | 6/30/92 | 0 POOL REVENUE PETTY CASH | 60501 | 2955.88- |
| 46 2- 0 | 3 | 6/30/92 | 0 CHECH ORDER | 83501 | 10.83 |
| | | | | | 2654.17-* |
| 47 2- 0 | 726 | 6/30/92 | 0 HAWKINS-REIMBURSEMENT | 83501 | 25.00 |
| 48 2- 0 | 745 | 6/30/92 | 0 POOLSUPPLIES | 74001 | 394.86 |
| 49 2- 0 | 751 | 6/30/92 | 0 R INMAN | 73101 | 229.50 |
| 50 2- 0 | 752 | 6/30/92 | 0 T FLYNN | 73101 | 114.75 |
| 51 2- 0 | 753 | 6/30/92 | 0 CLAUDES | 83501 | 36.00 |
| 52 2- 0 | 754 | 6/30/92 | 0 ARVEY PAPER | 83501 | 10.95 |
| 53 2- 0 | 755 | 6/30/92 | 0 R INMAN | 73101 | 243.00 |
| 54 2- 0 | 756 | 6/30/92 | 0 T FLYNN | 73101 | 114.75 |

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| INS S-B | REF | DATE | EMPL DESCRIPTION | ACCOUNT | AMOUNT |
|---------|-----|---------|---------------------------|---------|----------|
| 55 2- 0 | 757 | 6/30/92 | 0 R INMAN | 73101 | 229.50 |
| 56 2- 0 | 758 | 6/30/92 | 0 T FLYNN | 73101 | 111.38 |
| 57 2- 0 | 759 | 6/30/92 | 0 R INMAN | 73101 | 243.00 |
| 58 2- 0 | 760 | 6/30/92 | 0 T FLYNN | 73101 | 135.00 |
| 59 2- 0 | 760 | 6/30/92 | 0 T FLYNN | 73101 | 135.00 |
| | | | | | 270.00 * |
| 60 2- 0 | 4 | 6/30/92 | 0 SVC CHG | 83501 | 47.43 |
| 61 2- 0 | 760 | 6/30/92 | 0 T FLYNN | 73101 | 135.00- |
| 62 2- 0 | 5 | 6/30/92 | 0 PETTY CASH TRANSACYIONS | 102 | 719.05 |

51 DEBIT TRANSACTIONS
11 CREDIT TRANSACTIONS

24866.75 *
24866.75-*

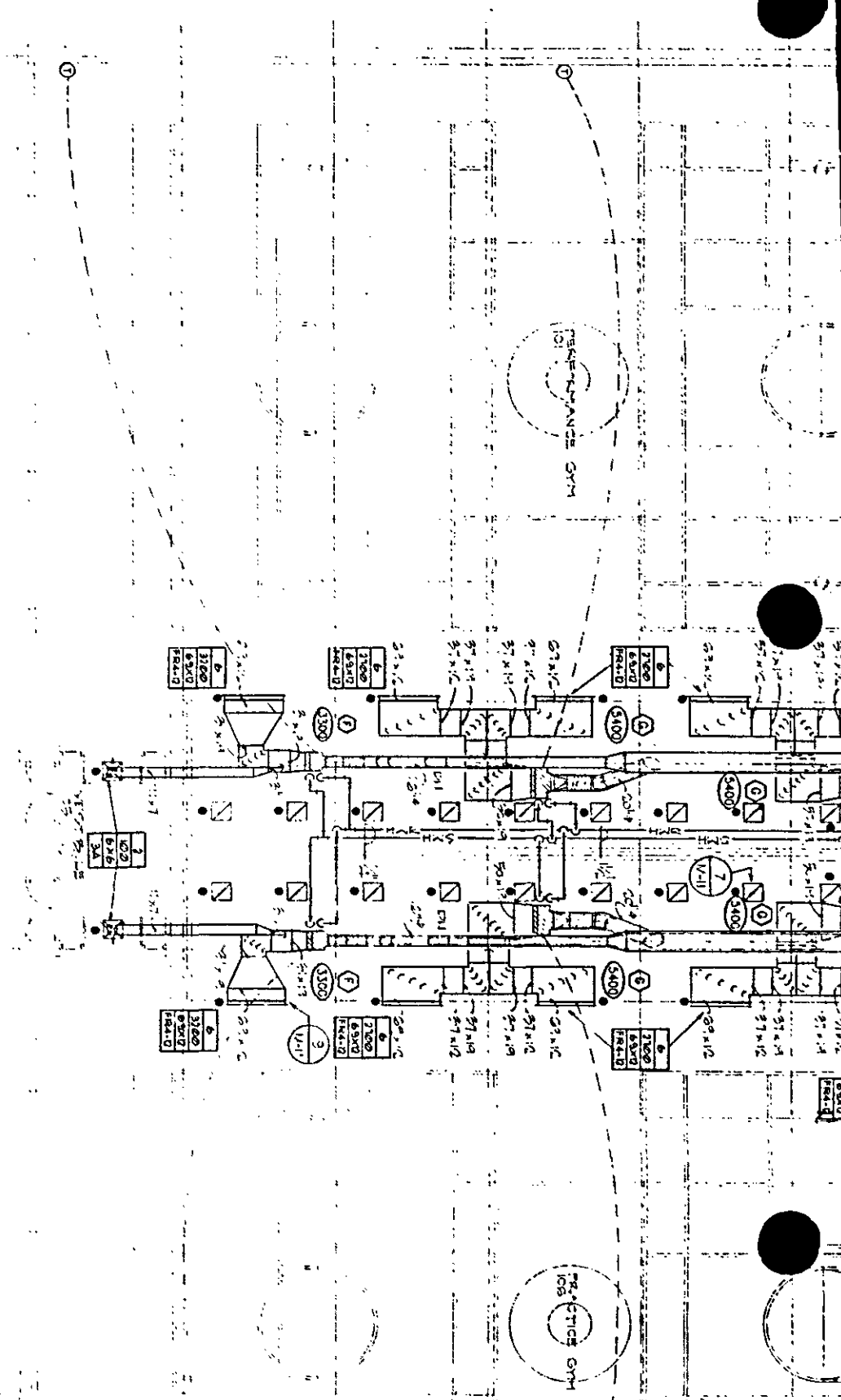
62 TRANSACTIONS POSTED: IN BALANCE

POOL REPORT FOR PERIOD: W/E 6-12 TO W/E 7-5-92

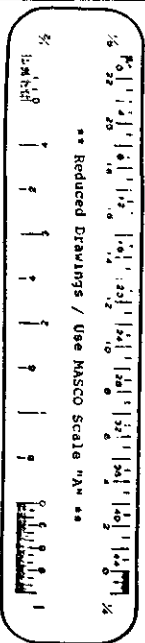
| | POOL RECEIPTS | | EXPENSES | |
|-----------------|---------------|---------|----------|--------|
| 6-12-92 | CASH | 137.80 | PETTY | 137.80 |
| | CKS | 300.00 | | |
| 6-14-92 | CASH | 89.00 | INMAN | 243.00 |
| | CKS | 900.00 | FLYNN | 114.75 |
| 6-21-92 | CASH | 187.08 | PETTY | 153.08 |
| | CKS | 395.00 | INMAN | 229.50 |
| | | | FLYNN | 111.38 |
| 6-28-92 | CASH | 14.00 | INMAN | 243.00 |
| | CKS | 193.00 | FLYNN | 135.00 |
| 7-5-92 | CASH | 46.60 | PETTY | 46.60 |
| | CKS | 105.00 | INMAN | 182.25 |
| | | | FLYNN | 168.75 |
| TOTAL RECEIPTS: | | 2367.48 | | |
| TOTAL EXPENSES: | | 1765.11 | | |
| PROFIT (LOSS): | | 602.37 | | |

PETTY ----- 337.48
 SALARIES ---1427.63

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17



DRAWING NUMBER
 O LEFT
 O CENTER
 O RIGHT



** Reduced Drawings / Use MASCO Scale "As" **

Verify scale with dimensions on drawings.

IFICA REPORT TO BOARD/DEED RESTRICTIONS

7-15-92

PHASE 1

6007 BLACK MAPLE 18 WHEELER PARKED IN FRONT OF HOUSE
LETTER SENT TO MR. RUFUS BROWN
LETTER SENT TO OWNER AS THIS IS A RENT
HOUSE

7231 TALL PINES MR JOHN ROE-PROBLEMS WITH FENCE, DOOR,
GRASS, GARAGE DOOR-LETTER SENT BUT NO
RESPONSE YET

PHASE 11

7711 BRUSHY CT MR. FERRIS SAYS HE WILL COMPLY BUT IT WILL
TAKE TIME. I TOLD HIM THE DRAWING ONLY HAD
TO BE A SKETCH WITH SOME WRITTEN DESC.

5930 GUM GROVE NO RESPONSE TO 2ND NOTICE-ON SIGHT INSPECT.
Yeger PICTURES TAKEN-OVER 10 TEENAGERS NOTED AS
BEING IN FRONT YARD "HANGING OUT"-HOUSE
APPEARS TO BE RENT HOUSE-I PERSONALLY FEEL
THAT HE IS NOT TELLING THE TRUTH

PHASE 111

7903 ANTOINE GRIFFIN NEED COURT DATE

CLEARED: 6006 DARKWOOD
7739 ANTOINE
8015 GREEN LAWN
7531 ANTOINE - *Burkhalter*

KEEPING AN EYE ON: 7536 ANTOINE-WAGNER-SIGN FOR RAIN GUTTERS
7531 ANTOINE-BURKHALTER-JUST RENTED HOUSE
6007 BLACK MAPLE-BROWN-18 WHEELER
6002 BLACK MAPLE-SCHOOL BUS

HOTLINE

5-27-92 ROBERT PENSHORN 445-3774 SEC 12, LOT 5, BLK 2
SUBMITTING POOL PLANS FOR HOUSE
ON ZIMMERMAN
THOMPSON ON LONG CREEK 448-8859 REMODELING PLANS
PAT GANDY 448-1600 INFO ON MAJOR THOROUGHFARE

6-1-92 LIZ ORTEGA 448-6688 QUESTON CONCERNING LANDSCAPING
JOHN BURLESON 448-4766 5914 BENT BOUGH

6-2-92 LIZA HIGGINS 820-4383 REPORT HOUSE 6006 DARKWOOD
MORE THAN 1 FAMILY?, POOL PROBLEM,
ILLEGAL ALIENS?
KUBENA 448-0757 7218 FAIRWAY CT WANTS TO BUILD
STORAGE SHED
CARTER 445-9743 REPORT HOUSE 8014 GREENLAWN
TRASH, YARDS, KIDS

6-3-92 UNKNOWN 5927 BENT BOUGH 931-0757 CUT GRASS
MRS. ROBERTSON 448-7250 HOUSE AT 8014 GREENLAWN

6-4-92 UNKNOWN 447-6743 THEY HAVE EDGED SO LEAVE ME
ALONE
JACKIE 448-5737 REPORTED CONST AT 7511 BRUSHY CT
MR. FERRIS 621-7171 7511 BRUSHY CT- RECONSTRUCT
OF POOL SHED
R. QUAY 5318 COUNCIL GROVE 820-0297-GET RID OF
DUMPSTER

6-5-92 SALLEY WELLS 6006 DARKWOOD CALLED TO EXPLAIN HER
PROBLEM
JACOBS OF 8014 GREENLAWN CALLED TO EXPLAIN ABOUT
HIS RENT HOUSE.

6-8-92 ORTEGA 447-8197 CALLED TO COMPLAIN ABOUT 18 WHLR
6007 BLACK MAPLE
CRENSHAW 445-5061 TALL PINES-WHERE IS HER
SECURITY SHIELD?
JACOBS 8014 GREENLAWN MATTER CLEARED

6-11-92 BURKHALTER 8906 MOBUD 77036. WILL CLEAR HOUSE
7531 ANTOINE

6-15-92 LEWICK 448-2546 4219 BLACK LOCUST-CONSTRUCTION

6-18-92 ANN FULBRIGHT 447-4749 HOUSE ON TURFWOOD
EXISTING FENCE

IRMA LUGO 5703 ARNCLIFFE 999-4913 FENCE ON
COURSE NO! NO!

6-24-92 CHARLES 861-5040 5815 GREEN TERRACE TRASH PROB

SUSAN SIVON 448-8040 7655 STREAMSIDE-CAN SHE
TRANSFER SECURITY MONIES?

6-30-92 PAT 448-2585 7423 TALL PINES-WHITE FENCE ON
COURSE SURROUNDING POOL

LYDIA 931-6853 POOL FOR JULY 27TH CANDLELIGHT
BIBLE CHURCH-RETIREMENT PARTY

7-6-92 BEARDON 5514 BLACKJACK-REPAIRING CARS AT HOME
(W) 850-3210 (H) 999-4838

7-8-92 PAT ROMANO 447-6717 OR 690-7777 WANTS INFO ON
18 WHEELER, SCHOOL BUS, BURNED OUT
HOUSE ON BLACK MAPLE

7-14-92 SONTAG WANTS TO BUILD A FENCE AND 5 CAR GARAGE