

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

September 9, 1992

A Regular Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:05 p.m. on Wednesday, September 9, 1992 at the home of Rita Rogers, 5607 Cone Crest, Houston, Texas.

Rita Rogers acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rita Rogers
Joanne Ferguson
Robert Davenport
Ken Miller

The following Director was absent:

Rick Vance

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 Regular Meeting of the Board of Directors held on August 12, 1992. The minutes were read and, upon motion duly made by Robert Davenport, seconded by Ken Miller, 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 August 12, 1992 be and they hereby are approved as read.

Treasurer's Report

Ken Miller announced that Mike Dwyer delivered the Financial Report to him at 6:50 p.m., approximately 10 minutes before the meeting. A copy of the Report is attached to these minutes for reference. Ken advised that this does not allow him sufficient time to properly analyze the Report and review the contents with the Directors at the meeting. Mike Dwyer has repeatedly said that he cannot prepare and deliver the Report sooner because the bank statement and bills are not received by him early enough before the regularly-scheduled Board meetings on the second Wednesday of every month. Rita suggested that perhaps Dwyer could supply interim accounting data and provide the checks for signature by two Directors at each meeting.

Ken presented his petty cash and pool reports, copies of which are attached to these minutes for reference. Rita reported that she, Rick Vance and Tom Flynn had discussed a proposal made by Flynn for an event or events to be held during next year's pool season. Rita said that Tom wants to manage the pool and give swimming lessons. Details will be discussed during Rick's pool report at the next meeting. Dorothy and Ken have noticed Tom leaving the pool early on a few Sunday evenings. Rita pointed out that when Tom leaves early, Toucan representatives remain on site to provide pool management until closing time.

Deed Restrictions Committee

Dorothy Miller reported on her efforts to collect past-due maintenance fees and reviewed with the Directors phone calls she had received from Griffin, Yoakum (Joachim?), and Ying in response to her letter. Dorothy has worked hard and, to date, has been successful in collecting over \$850 from residents in arrears. She has talked with everyone on the list of delinquent accounts and advised all those in arrears that delinquent accounts would be turned over to the attorney on September 11, 1992.

Dorothy then distributed copies of the Deed Restrictions Report, noting that Yeppez is now "in violation" with the City. Yeppez' mortgage company was contacted and he is being investigated their representatives. Under the terms of his mortgage, he must keep the property in good repair. Griffin has been served with a citation by the City. Gloria Miner of the City's Neighborhood Protection Division reported to Dorothy that Griffin had paid off all liens against his property (totalling approximately \$15,000) last December. Dorothy also reported that 7651 Antoine needs a citation from the City for violation of health codes or they won't clean up.

Dorothy distributed copies of her report on a search for office space. Only Oaks of Inwood management has responded. They

have offered a temporary, air-conditioned space where they house their security vehicle. Charlee Peddicord said IFCIA might be able to use a small space in Susan Debien Realtors office, but we would have access only during regular office hours.

Dorothy distributed copies of her report on Hot Line calls. A copy is attached to these minutes for reference.

New Residents Committee

Ken, Michelle, and Rita plan to meet to compose the contents of the brochure to be produced by Al Danto.

Civic Awareness Committee

Michelle, Dorothy, and Mary Risby will meet again on September 22 to outline a public relations program and will then seek Board approval. The Committee has come up with some ideas for a Spring open house to be conducted by local realtors, a slide show for real estate professionals who do not office in the immediate area, and proper scripting of the tri-fold brochure being prepared for new residents. Emphasis will be given to the positive side of Inwood Forest and the recent reduction in crime as a direct result of our security program. Michelle will talk with Al Danto regarding the status of brochure preparation and will ask Helen Hough to meet with Charlee Peddicord regarding initial funding. The Spring open house could be scheduled in February or early March so that it would not conflict with the planned Awards Dinner.

Rita pointed out that we need to have the Awards Dinner, the Brochure, and the Spring Open House budgeted for next year. It will be necessary to get estimates approved at the November Board meeting in order to allow enough time to obtain approval at the January General Meeting.

It was noted that IFCIA will need to obtain approval from the Golf Club to highlight it in the brochure as a "draw" for the neighborhood. Rita asked if the local realtors will absorb part of the cost of producing the brochure.

Michelle reported that Tony Docherty is involved with Antoine Beautification Project.

The Board agreed that we should pursue the promotion of Inwood Forest.

Awards Dinner

Joanne reported that she had contacted Judy Smith at IF Golf Club regarding a possible late-March 1993 date for an Awards Dinner. Judy said that a buffet-style dinner could be prepared for

an approximate cost of \$14.00 per person. We would need to select a definite date and meet with her to discuss menu. We would supply our own table decorations. Joanne has also contacted the supplier of the mesquite golf putter who will sell one to us at the "show price" of \$119. The Board discussed purchasing the putter and a large picture album for approximately \$45. Joanne and Rita will work on the wording of the tribute to Jim Kilpatrick to be laser-incised on the front of the picture album.

Newsletter

Joanne reported the September newsletter is in the process of being printed and that there will be two inserts regarding the City's recycling program. Every effort was made to have the newsletters printed and distributed prior to the planned Security Patrol Program door-to-door campaign beginning September 15th.

Joanne announced that she will probably not be available to work on the newsletter after the first of the year and that she would notify Carole Kilpatrick that a successor co-editor needs to be found.

Positive Interaction Program

Joanne reported that she has been unable to attend the last few PIP meetings. Dorothy suggested that Harry Rhodes might want to attend the PIP meetings and report back to the Board.

Security Patrol Program

Robert announced that the Security Patrol Program will begin a door-to-door campaign to obtain new members on September 15th. Rita is sending member i.d. stickers to late payers. Robert reported that crime statistics for Inwood Forest area are low in all categories - burglaries and auto thefts have been significantly reduced, and there have been no robberies reported in quite some time. Because of increased subscriptions, hours of coverage have been added. The IF Golf Club is back on the Program and is closely monitoring the coverage the Security Program is providing during the "probation" period. They seem to be satisfied with the service thus far. Bicyclists are a problem on the course between 6:00 and 8:00 p.m.

Esplanade/Park Committee

Rita reported that there was no new business.

Pool Committee

Rick will report on the pool season at the next Board meeting.

Other Business

Rick will report on records management and street signs at the next meeting.

Street and Security Lighting


Robert discussed installing a light at the driveway by the pool. Currently, there are no light poles on the stretch of Victory Drive in front of the pool. Since the City's standard spacing for light poles is every 200 feet, Robert suggested that we attempt to have a light pole installed at the driveway prior to the completion of the construction work being done on Victory. Other poles would then be placed by the City at 200 foot intervals on either side of that pole. In this way, we would be assured of adequate lighting at the point where it is most needed. Robert will get the necessary form from Rick to submit our request to the City.

Joanne reported that the City will upgrade existing lights from mercury vapor to sodium vapor for free if we will map out the subdivision in blocks of 51 adjoining lights. Robert suggested that the sodium vapor lights are yellow and are not as bright as the mercury vapor lights we already have in the subdivision. He pointed out that the sodium vapor lights do not provide good security because they create shadows which make it difficult for patrol officers to see adequately.

Maintenance Fee Adjustment

The Committee on the proposed maintenance fee adjustment will meet separately. Rita pointed out that the Board needs to decide on the amount of the increase soon and that we should take into consideration that those who are participating in and paying for the Security Program have already experienced an "increase".

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:22 p.m.



Joanne Ferguson,
Secretary of the Meeting

APPROVED:



Rita Rogers
Chairman of the Meeting

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

October 8, 1992

A 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 Thursday, October 8, 1992 at the home of Ken and Dorothy Miller, 5610 Cone Crest, Houston, Texas. The regular monthly Board meeting which was to be held on October 14 had been moved to October 8 by agreement of 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.

Approval of Minutes

The Secretary distributed copies of the minutes of the Regular Meeting of the Board of Directors held on September 9, 1992. The minutes were read and, upon motion duly made by Ken Miller, seconded by Rita Rogers, 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 September 9, 1992 be and they hereby are approved as read.

Treasurer's Report

Ken Miller announced that no Financial Report was available because the meeting had been rescheduled for a date earlier in the month. He then distributed the Petty Cash Report, a copy of which is attached to these Minutes for reference.

Deed Restrictions Committee

Dorothy Miller distributed the Hot Line Report and discussed in detail several of the calls. Bill Costello's carport at 7822 Antoine is already built. The materials he used match the existing structure and there are no apparent deed restriction violations. For the record, he will submit a photo and a drawing of the construction and Dorothy will approve the project. Mr. Joachim on Bent Bough still insists that his mortgage company pays the maintenance fees and he refuses to pay. Rick noted that a majority of the calls on the list were precipitated by Dorothy's letter regarding past-due maintenance fees. Dorothy advised that Mrs. Capito has offered to pay the past-due fees over time and Dorothy has waived the time limit for her. Mr. Yeppez has fixed his roof and some of the interior and has informed us that his house is now "For Sale by Owner." Dorothy has submitted the paperwork on Mr. Yeppez' violations to the attorney so that we will be on record as having sent the required notices and that all of our legal work will be in place in the event that it is later needed. Mrs. Keller, the owner at 7530 Deep Forest, "did not know that the maintenance fees had not been paid." She is aware that we have a permanent injunction against the property and also knows the laws. She advised that she is not responsible for anything other than 1991. Helen Hough, a local realtor who manages the property at 6011 Darkwood is sending Dorothy copies of cancelled checks as proof of payment of maintenance fees on that property.

Dorothy presented new green forms for use by the Deed Restriction Committee to notify residents of deed restrictions violations.

Rick asked if there were any suits or demand letters pending and Dorothy advised that there were not any at current date. Rick asked if the Deed Restrictions Committee is remaining active. Dorothy reported that Charlee Peddicord and Candy Prater, as well as some others who are not able to regularly attend the meetings, are still sending out notices of violations.

Rita obtained an estimate from Troy with regard to an overgrown yard at 7442 Tall Pines. The out-of-town owner called Dorothy and said that a real estate agent in the neighborhood was supposed to be overseeing the property and that the problem would be taken care of as soon as possible.

New Residents Committee

Ken stated that a committee of three or four are writing the text of the new residents brochure. Ken reported that mixed messages have been received from Al Danto who has at times asked for immediate action on the brochure and at other times requested a delay of some months. Rita said that the situation has been resolved because a date has been set by the Committee for the completion of the brochure. Rick will talk with Al Danto and recommend to him (1) that he call and follow up with those on his Committee who are assigned various tasks and make sure they are proceeding according to plan (2) plan on Spring '93 for the completion of the project (3) begin planning now to get local real estate agents involved. Rita reiterated that the Committee has set a deadline and that she has asked Danto for a budget. Rick advised that it needs to be an itemized budget. It was also noted that Danto cannot proceed with the printing project without money and that, to obtain the money, he needs Board approval. Rick said that Danto and his Committee will need to submit a well thought-out, itemized budget for the project to the Directors at the November, 1992 Board meeting.

Civic Awareness Committee

Michelle announced the current CAC project is to promote positive public relations for the subdivision. A meeting of the Committee was held on September 22 with the following in attendance: Charlee Peddicord, Al Danto, Rita Rogers, Dorothy Miller, Mary Risby, and Michelle Adams. Michelle then contacted Helen Hough to advise her of the project and obtain her support. Al Danto talked with Charlee Peddicord about the brochure and asked if the Committee could obtain names and addresses of real estate agents from Suzanne Debien's files. When approached, Mrs. Debien suggested that the "residents should have a positive attitude toward their property." Helen Hough said she would be willing to contribute dollars and that she felt certain the Century 21 Inwood Group office would also be interested in contributing. Helen views it as "good for business" and additionally offered to write an article for our newsletter advising owners not to sell in the current market. Michelle said the project should have a positive impact on the real estate agents who are invited and on the entire neighborhood. Rick asked if the primary focus would be to promote the area within the real estate group or to create a positive selling environment for the area. Suzanne Debien's office reported to the Committee that "no one wants to view houses in the

neighborhood because they are concerned about crime, flooding, the reputation of the Aldine School District, the proposed widening of Antoine to six lanes, and the general decline of the business properties fronting on lower Antoine. Rita has also heard that realtors will not bring prospects to Inwood Forest because of these problems. Dorothy explained that the perception of the area is negative, but without good reason. She feels we have a quiet subdivision and have not tooted our horn enough. She observed that Inwood North homes sell faster because they are in Klein I.S.D. Rita said the Committee's long-range goal is to hold a brunch for realtors in March, 1993 and furnish the brochure to them as part of the presentation.

Dorothy and Rita commented on the current meetings being held by the Inwood Breakfast Club ("IBC"), a group comprised of local business and community leaders, real estate agents, and school officials. One of the concerns of those attending the IBC meetings is the poor image of Eisenhower H.S. and how to turn the image around to reflect the accomplishments and positive aspects of the H.S. Rick said he is hesitant to get the realtors involved to "represent" our neighborhood at the IBC because of the "perception" problem. Everyone agreed that if none of the Board members could be present at the next IBC meeting we should let them know that we support their efforts and will attend future meetings whenever possible. Michelle observed that Inwood Forest is generally "lumped in" with surrounding subdivisions bearing the "Inwood" name but that the individual neighborhoods are essentially different.

Rick suggested to Michelle that the Committee needs to identify what it is that realtors do not like about our area and then address each issue. For example, if there is a perception that the school system serving the subdivision is bad, the Committee needs to contact Fred Richardson, the principal at Eisenhower H.S., and ask what we can mutually do to correct this image. Richardson could supply us with the demographics. In addition, the Committee should contact the Harris County Flood Control regarding current status of the flooding potential and Lt. Frank Ross, IF Security Patrol Program Administrator, about recent crime statistics. Committee members should be assigned these fact-finding tasks and be prepared to address each issue and present a positive picture of the situation at the March brunch. Michelle said the Committee is also trying to put together a slide show for the March brunch and asked if Ken Miller would lend his photographic talents to the task. Rick stated that the Board would consider a budget for the March brunch at the November Board meeting and suggested that the subject be tabled pending further Committee meetings and investigations. Rita mentioned in closing that we have easy access to the Golf Club as a potential site for the March brunch.

Awards Dinner

Joanne reported that the Awards Dinner is planned for late March and that she will contact the Kilpatricks to set a date most convenient to them. It is anticipated that the affair will be held at the Golf Club and a tentative budget will be submitted at the November Board meeting.

Newsletter

Joanne reported that articles are needed for the November newsletter and noted that the application for filling vacancies in the Board will be reprinted in the November issue. Other items to be included are the Christmas decorating contest and security matters. Joanne explained that the newsletter distribution system is being fine-tuned to determine exactly how many newsletters are needed by each distributor so that no one is overstocked or understocked. Rick asked if we have the capability of printing a picture in the IF News. Joanne will ask Tommy Vallone, the printer.

Positive Interaction Program

Joanne said that Harry Rhodes still needs to be contacted to see if he would volunteer to attend the PIP meetings and report back to the Board.

Security Patrol Program

Rick and the Board applauded Rita on the fine article she wrote which appeared in a recent issue of The Leader. The article included a picture of our patrol vehicle, Harry and Dot Rhodes, Al Danto, and Lt. Frank Ross. Rick will obtain the Security Patrol Program budget from Al Danto and will compare budget to actual and report next week when the Board receives the Financial Report from Mike Dwyer. There was some discussion about an IF Golf Tournament.

Pool Committee

Rick reported that the 1992 pool season was an overall success but that major construction on Victory toward the end of the season kept people from using the facility. He commented on Ken's Pool Report and noted that one of the purchases listed thereon should be shown as a capital expenditure. He asked for suggestions for improvement of the program for the next pool season

Esplanade/Park Committee

Rita discussed Troy's contract for the next year and noted that the Board had previously approved the construction and

planting of two new beds at Antoine/Long Creek and Antoine/Arncliffe. Troy is now doing electrical work and waiting for a break in the weather before beginning on the beds. It is anticipated that he will start at the end of October.

Rita has talked with Tony Docherty about the esplanade on Gulf Bank to the west of Antoine to see if we could get it mowed more often. Docherty will send letters to the City and County requesting additional services. He will follow up on the problem.

Rita reported that Tony Docherty is still attending Northwest Coalition meetings and working on the Antoine Beautification Project. He has contacted Mr. Baccus and they are forming a list of names of those who support the Project.

Maintenance Fee Billings

Rita discussed the proposed voluntary increase in maintenance fees and asked the Directors for input on an acceptable amount. Rick suggested that asking for a voluntary contribution of \$20.00 in addition to the regular \$48.00 would be sufficient for the present and that further increases could be kept at a very low percentage. If all of the 1256 homes voluntarily contributed the additional \$20.00, the result would be approximately \$24,000. Assuming only half the homeowners contribute, we could raise approximately \$12,000 which could be utilized for upgrading the neighborhood, especially entrance signs, pool buildings, and other very visible projects. Upon motion made by Rick, seconded by Ken, and unanimously carried, the following resolution was adopted:

WHEREAS, the mandatory \$48.00 annual maintenance fee per Lot, as established by the provisions of the subdivision's deed restrictions, is no longer sufficient to cover the wide variety of services necessary to the subdivision and the increasing expenses of providing same;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors, acting on behalf of the Inwood Forest Community Improvement Association, is hereby authorized to prepare an invoice reflecting a voluntary contribution of \$20.00 per Lot in addition to the mandatory \$48.00 per Lot assessment to cover (i) the increasing expenses of providing basic services to the subdivision; (ii) the cost of providing enhanced services and general upgrading of the subdivision; and (iii) to rebuild reserve fundings of the IFCIA.

Rita suggested that the request for voluntary contribution be prepared as a detachable item on Dwyer's annual maintenance fee assessments which are mailed out in the first week of December. It

should be attractively laid out and printed on Dwyer's laser jet printer. A brief cover letter should accompany the request explaining to the residents the need for additional funds to adequately provide for neighborhood improvements. Rita will meet with Dwyer to review the books and agree on the general direction and content of the cover letter.

Rick commended Dorothy on her tremendous campaign to collect past-due maintenance fees. He noted that through her diligent efforts she brought more money in than any other method used by this or past Boards. Dorothy cleared approximately 30 items by "asking." She noted that we can do our own lien releases in order to save more money. In the past, the Board has usually filed 130 to 140 liens per year. Rick acknowledged that Dorothy is a "lien master" and will be able to prepare the necessary releases. Rick suggests that we accept the late fees without collecting the legal fees and proceed to release the liens. Rita asked how many still are not paying. Dorothy explained that 92 people still owe us money, but this covers one or more years. Rita asked about an "amnesty period." Dorothy replied that voluntary payers during the collection period would be given a release of lien and that it would be the responsibility of the homeowner to file the release. The names of those who have not paid up during the collection period will be turned over to the attorney for a final letter. Dorothy reiterated that 92 people owe, but some may owe for multiple years. For example, 10 people may have 30 liens each. Rick noted that we made a representation, we did not mention legal fees, we "may" have made a mistake, we've accepted and deposited the checks, so we can't now ask for legal fees. Upon motion made by Rick, seconded by Ken, and unanimously carried, the following resolution was adopted:

RESOLVED, that releases of lien be provided to those homeowners who paid past-due maintenance fees during the collection period and that attorney's fees will not be collected for such property owners.

Rick brought up a second issue concerning those who owe only for 1992 as opposed to those who owe for 1992 and prior years. He reminded the Directors about the 4-year statutory limit on collections. Dorothy said that, under those circumstances, we could still collect from 17 people. An additional 23 people owe for years prior to 1992.

For those owing 1992 fees, Dwyer sent 2 notices. No other notice from Dwyer was sent. Dorothy then got the list of non-payers from Dwyer. There 116 originally on the list. She then obtained lists of homeowners for the subdivision by street and coordinated the lists. She then sent one letter to all persons on the lists and waited a month until the end of August. She then sent a second letter to all. She checked addresses in the phone

book, Criss Cross, and Aldine ISD tax office to obtain exact owners names and addresses. If she still had no response, she called each of those who had not responded. She asked renters to notify their landlord/homeowners and all complied with her request. She then sent another letter and placed a phone call within three days. As a result of these exhaustive efforts, we received over \$3,000 in past-due maintenance fees in 3 days (10% of the outstanding receivables). In the past, demand letters were sent and then an attorney's demand letter was sent. Dorothy's extra efforts were extremely successful.

The next step in the process is that Hartnett will send an attorney demand letter and attach a bill. He will charge \$40 per letter plus \$3.00 postage. Rick suggested that, prior to taking this step, we send out one more letter with a short response time. He directed the Board's attention to the letter from Hartnett, a copy of which is attached to these Minutes for reference, stating that, technically, we can't collect legal fees. Dorothy will write one final letter and include Hartnett's letter and bill. November 30 will be the last date for responding. If there is still no response, an official demand letter will be sent from the attorney prior to filing the liens. It is anticipated that the letter from Hartnett will be sent out at the beginning of December together with a copy of the bill from Dwyer and the Board's cover letter.

Dorothy brought up the fact that 16 people owe for 1988 through 1992 and that the cost of foreclosing is approximately \$1,000. Rick noted that Hartnett advised that we can't be selective about which properties to foreclose on - if we foreclose on one, we would have to foreclose on all properties in the same category. The Directors felt that the approach Dorothy is currently using is more successful. Dorothy said that she knows of sales made while our liens were in effect. Rick noted that our deed restrictions run for 40 years, with automatic 10-year renewal periods. Dorothy presented a schedule for collections. Rick asked each of the Directors to read Hartnett's letter.

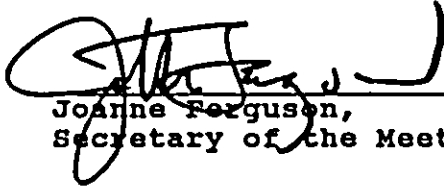
Insurance on Contents

Rick presented a proposal to increase insurance on the contents at the pool buildings to \$10,000 for a cost of \$390. The pool buildings are currently covered to \$25,000 for a cost of \$166. The total premium would be \$556 annually. The contents coverage would be for a 3-year period. Rick pointed out that we need to specifically identify the pool buildings on the insurance documents. After discussion, and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the insurance on the contents of the pool buildings be increased to \$10,000 coverage for a 3-year


period and that the payment of \$390 for such coverage is hereby approved.

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

PETTY CASH FUND REPORT

BALANCE: 762.54

CK 786	TOM FLYNN	POOL GUARD	9-7-92	202.50
CK 787	J. FERGUSON	PRINTING	9-9-92	30.00

HOTLINE FOR SEPTEMBER & OCTOBER 1992

9-15-92 PHILLIP JACOB 789-2642 8015 GREEN LAWN WILL PAY
MAINTENANCE FEES

KAISER 7751 ANTOINE-RENTER-OWNER IS PHYLLIS RECTOR
1080 OLD FORGE ROAD NEW CASTLE DELAWARE 19720
1-302-324-1873

BILL COSTELLO 7822 ANTOINE 8200-6374 CARPORT
BUILT-WILL SUBMIT SOME TYPE OF PLANS

RITA BARRON 7634 WHITE FIR 999-2419 WANTS A FENCE

5510 BENT BOUGH-- JOACHIM-DOESN'T INTEND TO PAY
FEES--THAT IS HIS MORTGAGE CO PROBLEM NOT HIS

MELISSA ROURKE 432-6465 8022 GREEN LAWN-CK SENT

MASON 448-9747 5935 DARKWOOD PLEASE SEND BILLS TO
7750 GREEN LAWN

9-19-92 PETER COCKLE 5511 TURFWOOD 847-3421 NEW OWNER

TOM LASSITER 5730 COUNCIL GROVE 447-8717 (FEES)

JUDY 6043 DARKWOOD (FEE) 445-1317

9-21-92 BOB LINDSEY (RENTER) 7434 DEEP FOREST 627-2835 OR
445-9119

BURNS 7434 DEEP FOREST (OWNER) 855-3743 16023
GLENBROOK KNOLL 77095

BRENDA ST CLAIR CK SENT FOR BENT BOUGH

RENTER 5215 COUNCIL GROVE--OWNER LIVES IN BEAUMONT

9-22-92 4210 BUTTERNUT FEES PAID

ANN SAUCEDO 284-8717 OR 999-2634 7619 WHITE FIR
MAILED FEES

DEBBIE CALPITO 591-1107 WILL PAY FEES A LITTLE AT
A TIME--OUT OF WORK

JOHNSON 5611 COUNCIL GROVE 448-0556-VA PURCHASE--
NO RECORD OF LIENS--CLEAR ACCORDING TO VA

HATMAN 7618 GREEN LAWN 448-7710 (FEES)

CATHY CHOONG 475-6014 497-6777 FEES FOR
STREAMSIDE

ROBERT YEPPEZ 699-2712 TRYING TO GET OUT OF THIS
NEIGHBORHOOD

9-23-92 MARTIN CALLING TO COMPLAIN ABOUT LOT AT 7442 TALL
PINES 467-3096 448-9278

SHELIA WITH LANIER BUILDING SVC-COPY OF PLANS ON
YOUR PORCH

MULKHANEY 8011 PARDUE PAID BILL BUT CPA CAN'T GET
IT RIGHT

IRENE DUNHAM 1-512-726-4324 5803 GREEN FALLS NOW
LIVES IN LAREDO

MALONE 7623 WHITE FIR 532-8451 876-3830 FEES

FRAZIER-JUNK CAR ON MAPLE TREE 931-5409

9-24-92 JOHN WOOD 7442 TALL PINES OVERGROWN YARD

SANDRA HUNT FEES 448-1551 OR 973-5410

FLARITY 471-9108 7427 TALL PINES

HELEN HOUGH 6011 DARKWOOD FEES PAID

MIKE GRAHAM WILL ONLY SEND MONEY TO 290 ADDRESS.

FRAZIER ON MAPLE TREE-JUNK CAR-JUNKY PEOPLE-TRASH
ON SIDE OF HOUSE

9-25-92 HELEN HOUGH COPIES OF CANCELLED CHECKS BEING SENT

DOROTHY ROTTIE 447-7811 COPY OF CANCELLED CHECK
SENT

9-30-92 KELLER 1-614-366-3160 7530 DEEP FOREST FEES WILL
BE PAID FOR 92 BUT ANYTHING BEFORE 88 IS
NOW VOID BY LAW

CANDY PRATER NEEDS MORE GREEN SLIPS

Y CHOONG FEES SENT TODAY

10-7-92 REYNOLDS 7715 STREAMSIDE WILL PAY 90 TO 92 FEES
PLEASE GIVE HER TIL NEXT WEEK TO GET CK
IN MAIL--SHE IS OLD LADY

SHELIA FLOYD-CALLED ABOUT DON WHITE AND HER
DAUGHTER'S PROPERTY AT 7531 ANTOINE. MS.
FLOYD HAS MAILED IN HER CHECK FOR 90-92
TODAY TO W.LITTLE YORK-SHAWNA WILL MAIL
IN CHECKS A \$48.00 PAYMENT AT A TIME.

Local Interest

Amenities

Community Association

Security Patrol

INWOOD FOREST



Discover The Secret

Nestled securely and quietly less than twenty minutes from downtown Houston, lies one of our areas best kept secrets. A true diamond in the rough, *Inwood Forest* Intermingled with 27 holes of golf, tall pine trees, ponds, and waterfowl offers a peaceful and beautiful setting for an affordable residential community.

As you look out over one of *Inwoods'* fairways or walk along side one of *Inwoods'* many ponds, you find it hard to believe you are only 15 to 20 minutes from downtown Houston. Being less than 5 miles from loop 610, highway 290, FM 249 and I-45 allows easy access to any destination in the city or a quick start to your trip out of town.

Inwoods' security is among the best in the city.

Off duty Houston Police Officers on patrol several

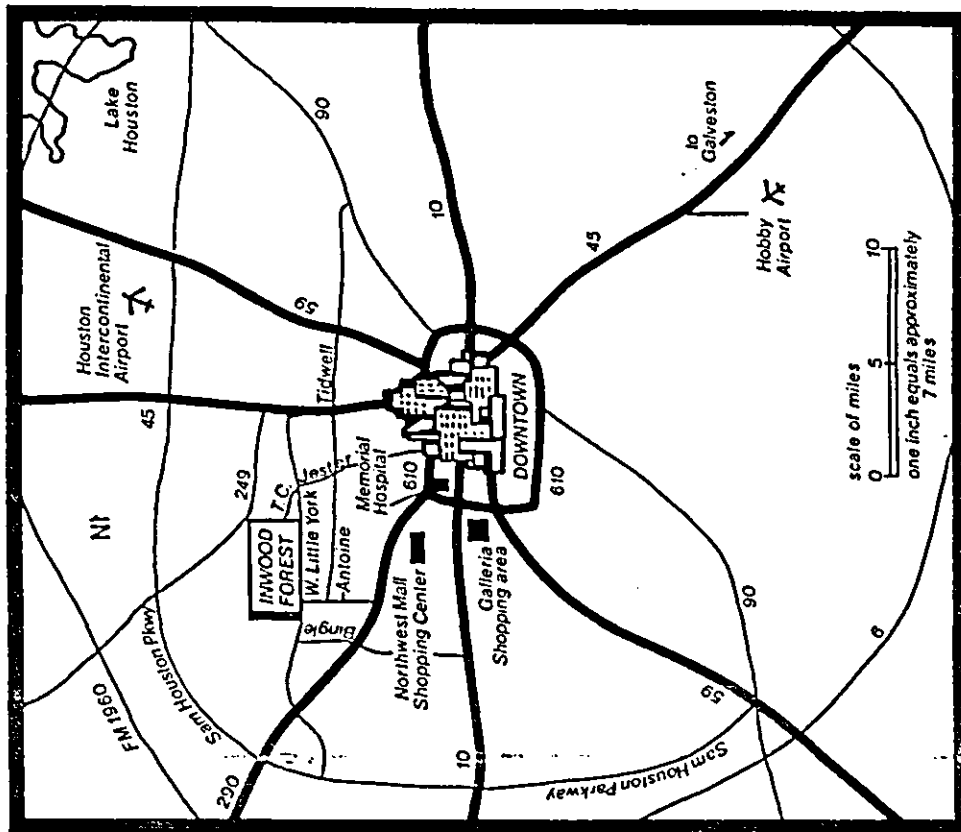
hours each day and a constant stream of golfers from *Inwoods'* private country club act as a great deterrent to criminal activity. *Inwoods'* private security patrol can respond to an emergency in a matter of seconds when called.

You can have your choice of education from the Aldine public school district or some of the areas top private schools like the Northwest Academy and other religiously-orientated schools.

Convenience is abound with a neighborhood Randalls store and the Northwest mall and the Willowbrook mall only minutes away.

Come discover the secret of *Inwood Forest*.

After experiencing the feeling that *Inwood* gives you, you'll soon forget that your only minutes from downtown Houston.



Convenience	
Within 5 miles	Within 10 miles
Sam Houston Toll Road	Downtown Houston
I-45	Galleria Area
Hwy. 290	Intercontinental Airport
Loop 610	Memorial City
FM 249	

INWOOD BREAKFAST CLUB
Agenda
Chapala's Mexican Restaurant
September 30, 1992, 7:00 AM

7:00 - 7:30 Buffet Breakfast -- Eat & Greet

- I. Welcome - M. B. Donaldson
- II. Review of Planning Meeting - Donnie Drawhorn
- III. Present Draft of Mission Statement - Bob Byrne
- IV. Discuss Committees and Assignments - M. B. Donaldson
 - Education Committee: Catherine Gibson - 931-8581
 - Publicity Committee: Edith Personett - 623-4443
 - Crime & Safety Committee: Charles Alexander - 880-3691
 - Community Pride Committee: Jim Manley - 445-4391
 - Nominating Committee: M. B. Donaldson - 449-1011
 - Membership Committee: Pat Gandy - 448-1600
- V. Format for Election of Officers (President, Vice President & Secretary)
 - Seat Nominating Committee in October
 - Present Slate in November
 - Elect in December
 - Take Office in January
- VI. Program - Aldine's Police Department - Roy Smith
- VII. Questions & Answers
- VIII. Membership - Pat Gandy
- IX. Meetings: ²⁰
 - October 17 - The School Principals
 - November 17
 - December 15
- X. Adjourn

INWOOD BREAKFAST CLUB
SEPTEMBER 30, 1992

As a result of the questionnaire from our first meeting, the following are your areas of concern as to the focus of this group. The following committees have been created.

EDUCATION:

- Improve local schools
- Our children
- Interface with school staff at the school level
- Help to prepare students to be good citizens
- Teach family values
- Communications between the cultures
- Communication of good news
- School problems/dress code, etc.
- How businesses can assist educators
- Promote Aldine ISD as the best school district

PUBLICITY

- Communication of good news/school & community
- Bringing in older citizens

CRIME & SAFETY

- Image of safety in AISD
- Crime in area - Get mad about it
- Security of people & property

COMMUNITY PRIDE

- Enhancement of Inwood area/economic improvements
- Formation of committees/Task forces
- Reputation of area
- Getting people involved
- Develop mission statement
- Develop a sense of unity/schools & community
- Resident's negative attitude about schools
- Watchdog committee on new business coming to area
- Bringing in older citizens
- Create more jobs in the community
- Promote Aldine in a positive fashion

NOMINATING

MEMBERSHIP



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

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

MEMORANDUM

TO : Al Danto
DATE : September 22, 1992
RE : Inwood Forest Security Patrol

Enclosed is the 9/1/91 to 8/31/92 month-by-month schedule of cash expense and revenues. Upon your review, please note:

- ✓ The favorable automobile variance is mainly due to the less than expected auto purchase expense and less than budgeted auto repair and maintenance. Note there were at least 3-4 months when we did not have an operable vehicle.
- ✓ The unfavorable administrative variance is due mainly to higher supplies cost. I believe this is due to striving for a higher quality product to send bills, etc.
- ✓ The \$10,736 unfavorable variance for contractors is half due to the budget considering 8 hours per day pay for the officers (as opposed to 10 provided) and the workers' compensation budget being too low.
- ✓ The revenues fell short of budget by \$4,913. It appears earned revenue typically runs about \$6,600 per month.
- ✓ In all, the \$2,811.08 deficit is not too bad. However, increased revenue is a must along with the vehicle lasting at least another year and not requiring major repair.

Also, I have enclosed a budget work sheet for you to complete and return to me. I recommend Jim Kilpatrick be consulted concerning the vehicle. The administrative may need further input from Mike Dwyer. The \$61,950 for the Contractors is determined by 10 hours/day x \$15/hour x 365 days (\$54,750) along with Frank Ross' administrative expense of \$600/month x 12 months (\$7,200).

Please return the completed 1992-93 budget as soon as you can.

RV:dfn

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

Enclosure

cc: Jim Kilpatrick
IFCIA Board of Directors

IFCIA SECURITY PATROL BUDGET 9/1/92 TO 8/31/93

EXPENSES

Automobile	
w Car	_____
Gas, Maint., Repairs	_____
Telephone	_____
Insurance	_____
Other	_____
Total Automobile	_____

Administrative	
Michael Dwyer	_____
Supplies	_____
Total Administrative	_____

Contractors	
Contractors	<u>61,950</u>
Insurance(work comp)	<u>5,500</u>
Total Contractors	<u>67,450</u>

Other	_____
Total Other	_____

TOTAL EXPENSES _____

REVENUES _____

NET SURPLUS (DEFICIT) _____

INWOOD FOREST SECURITY PROGRAM CASH EXPENSES AND REVENUES
FOR THE PERIOD 9-1-91 TO 8-31-92
(Fiscal Year : 9-1-91 to 8-31-92)

EXPENSES REVENUES	Total												Annual Budget		
	9/30/91	10/31/91	11/30/91	12/31/91	1/31/92	2/29/92	3/31/92	4/30/92	5/31/92	6/30/92	7/31/92	8/31/92		To-Date	Budget To-Date
EXPENSES															
ADMINISTRATIVE															
Michael Dwyer	154.96	669.60	110.24	663.80	66.75	691.93	64.40	669.60	85.28	682.07	99.84	694.72	4,653.19		4,500.00
Print-fee	0.00	0.00	0.00	0.00	161.30	0.00	0.00	385.00	0.00	0.00	0.00	230.42	776.72		350.00
Total Administrative	154.96	669.60	110.24	663.80	228.05	691.93	64.40	669.60	470.28	682.07	99.84	925.14	5,429.91	4,850.00	579.91 U
CONTRACTORS															
Ind. Contractors	5,558.00	5,753.00	5,370.00	4,905.00	4,830.00	4,680.00	5,078.00	4,687.00	4,658.00	4,725.00	4,590.00	4,470.00	59,304.00		54,000.00
Insurance(work comp)	597.00	0.00	-2,097.68	578.00	552.00	442.00	529.00	484.00	463.00	550.00	2,243.23	1,689.00	6,029.55		597.00
Total Contractors	6,155.00	5,753.00	3,272.32	5,483.00	5,382.00	5,122.00	5,607.00	5,171.00	5,121.00	5,275.00	6,833.23	6,159.00	65,333.55	54,597.00	10,736.55 U
OTHER															
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Frank Ross(exp. reimb.)	0.00	0.00	0.00	0.00	300.00	251.30	0.00	46.12	0.00	267.43	278.11	370.53	1,513.49		500.00
Total Other	0.00	0.00	0.00	0.00	300.00	251.30	0.00	46.12	0.00	267.43	278.11	370.53	1,513.49	500.00	1,013.49 U
TOTAL EXPENSES	6,918.15	7,356.21	3,517.01	6,280.84	9,604.71	6,660.74	6,428.51	7,289.05	6,131.44	6,640.91	7,159.46	7,911.05	81,898.08	79,497.00	2,401.08 U
REVENUES															
Earned Revenue	8,188.00	6,682.00	6,344.00	6,646.00	7,375.00	5,312.00	6,593.00	6,898.00	6,445.00	6,610.00	6,041.00	6,041.00	79,087.00	84,000.00	-4,913.00 U
NET SURPLUS (DEFICIT)	1,269.85	-674.21	2,826.99	365.16	-2,229.71	-1,348.74	164.49	-1,336.05	766.56	-195.91	-549.46	-1,870.05	-2,811.08	4,503.00	-7,314.08 U
Unearned Rev. Balance	26,140.00	25,990.00	22,730.00	18,747.00	17,245.00	14,015.00	19,485.00	17,270.00	20,495.00	18,577.00	15,450.00	17,180			

These people owe from
'88 to Now (92)

7606 Antwine
20-1-10
Chas Avery - Trustee
Bruce FM Byrne
2709 Maryland Rd

7610 Antwine
20-1-9
E.A. Odem Jr

7822 Antwine
14-2-26
Castello, Bill + Sandy
820-6374

5403 Ancliffe
14-2-1
W. Pasquale

5618 Ancliffe
14-1-7
C. G. Moore
Charles

5510 Bent Bough
5-1-27
K. J. Joachim
820-5863

5946 Bent Bough
5-1-43
Hayworth

5903 Green Falls
12-3-9
J. W. Dixon
448-4709

SCHEDULE FOR COLLECTIONS OF MAINTENANCE FEES FOR IFCIA

1. CPA SENDS OUT 48.00 BILLINGS IN DECEMBER, 1992.
2. LATE BILLINGS FROM CPA SENT ON MARCH 1, 1993.
3. 2ND AND FINAL CPA NOTICE SENT ON MAY 1, 1993.
4. LIST TURNED OVER TO DEED RESTRICTIONS ON JUNE 1, 1993.
DEED RESTRICTIONS WORK LIST FOR JUNE AND JULY, 1993.
5. AUGUST 1 DELIQUENTS SENT TO ATTORNEY FOR DEMAND LETTERS.
6. SEPTEMBER 1 LIENS FILED.

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

713-370-7799

October 1, 1992

Mr. Richard Vance
President, Inwood Forest
Community Improvement Association
5740 W. Little York, Suite 349
Houston, Texas 77091

Re: Inwood Forest Community Improvement Association;
Procedures Relating to Collection of Past Due
Maintenance Fees and Filing of Notice Lien Affidavits

Dear Mr. Vance:

Per your request contained in your September 29th letter,
the following information is being provided:

In reference to the Association filing the liens itself, it
is more cost effective if the Association filed the liens. There
is no violation of law for the Association to file the lien so
long as the person drafting or preparing the lien affidavit does
not receive any compensation for the preparation of the document.
Article 320F of the Texas Revised Civil Statutes prohibits
persons, other than attorneys, from the drafting or the
"preparation of a legal document affecting title to property"
(such as a lien affidavit) only if that person receives
compensation for such drafting or preparation.

Attached hereto is an excerpt from my letter dated June 19,
1992 regarding the filing of Notice of Lien Affidavits. As
indicated in that excerpt, it is preferable that the lien be
signed by a member of the Board of Directors rather than by
myself because of the language in the Federal Fair Debt
Collection Act that the communication of a debt to a third party
without the debtor's prior written consent may constitute a
violation of that Act. That provision would not apply to the
Association if the lien affidavit is signed by a member of the
Board of Directors.

As to whether the Association may declare a moratorium for a
stated period on legal fees as an incentive for payment, this
moratorium would be permissible and would not constitute a waiver

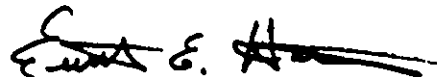
of the Association's right to collect legal fees at a later date. The same analysis would apply to interest and late charges, if permitted. However, generally to charge legal fees for the collection of a debt, there must be some authority in the document creating the debt or some statutory authority for charging the attorney fees. As far as I am able to ascertain, there is no language in any of the Inwood Forest deed restrictions permitting attorney fees to be collected. The statutory authority is Section 5.006 of the Texas Property Code which would allow reasonable attorney fees to be awarded in any legal action to the Association in any legal proceedings to collect the debt. However, the reasonableness of the attorney fees would have to be determined by the trial court.

Pursuant to your request, I am including herein a form entitled "Notice of Filing of Lien" for use by the Association in preparing and filing the lien affidavits. Please review this form and contact me if you have any questions or require additional information.

I had also requested that Dorothy Miller forward to me a copy of the letter that would be sent to the delinquent homeowners. I will discuss any revisions in that letter with Ms. Miller. Also enclosed herein is a copy of a letter that was prepared for another Association and which letter was sent with the past due notices. I had amended the deed restrictions for that Association and the amended deed restrictions specifically provided that, in the event that the matter is turned over to an attorney for collection, then reasonable attorney's fees as the cost of collection would be added to the amount of the past due maintenance fees. I have revised the enclosed letter to insert Inwood Forest Community Improvement Association as the name of the Association. This letter might achieve some results.

Per your request, a draft of the demand letter to be sent to the 25-30 homeowners owing past maintenance fees will be sent to you prior to sending the demand letters to the homeowners. Thank you very much and please call me if you have any questions.

Sincerely,



Everett E. Hartnett

EEH/sja
Enclosures

EXCERPT FROM JUNE 19, 1992 LETTER

In reference to the filing of Notice of Lien Affidavits against the delinquent homeowners, the Association already has a continuing lien set forth in the deed restrictions. That lien may be foreclosed itself without the necessity of filing a Notice of Lien Affidavit. Therefore, such Notice would be cumulative of the continuing lien and would be an unwarranted expense. I would propose to send a collection and foreclosure letter and then, if required, consider filing Notices of Lien.

However, should the Association still desire to file such liens, the following recommendations are made. First, the proposed lien would be sent to each delinquent homeowner with a cover letter stating that the lien will be filed and ultimately foreclosed if the fees are not paid within a stated period. This might prompt some of the homeowners to pay the fees rather have the lien filed.

Second, the lien should be signed by a member of the Board of Directors rather than by myself. There is language in the Federal Fair Debt Collection Act that states that the communication of a debt to a third party without the debtor's prior written consent is a violation of that Act. This language implies that the filing of a lien as a matter of public record in the County Clerk's Office may be a violation of the Act, since such filing is communication to the entire world. The Act applies to a debt collector and not the creditor and, therefore, the Association would not be liable so long as the debt collector does not sign the lien.

As to those homeowners who are more than four years past due, they may have a Statute of Limitation defense if the Association attempts to collect maintenance fees which are in excess of four years past due. An attempt to collect the maintenance fees (in excess of the four period) might be in violation of the Texas or Federal Fair Debt Collections Acts and, if so found, could subject the Association to the penalties set forth in those statutes. An attempt to foreclosure on these properties or even to place liens on those properties could result in a lawsuit for Cloud on Title being filed, thereby subjecting the Association to compensatory and possible punitive damages. Therefore, the Association should consider the potential liability involved in deciding whether to pursue legal action to collect such amounts.

**IMPORTANT NOTICE REGARDING
LEGAL ACTION FOR DELINQUENT MAINTENANCE FEES**

Dear Homeowner:

Attached hereto is an invoice for delinquent assessment fees owed to the Inwood Forest Community Improvement Association. Invoices have been sent to you in the past, but you have failed to pay the maintenance fees on your property. The Board of Directors of the Association is no longer willing to carry these amounts on the Association's books and has decided to take firm action to collect these past due amounts. If your maintenance fees are not paid in full within thirty (30) days, then the Board of Directors will turn this matter over to the Association's attorney for collection.

In the event that the matter is turned over to an attorney for collection, then reasonable attorney's fees as the cost of collection, together with interest, may be added to the amount of the past due maintenance fees. The minimum attorney's fees would be sum of Fifty Dollars and No Cents (\$50.00) for sending a collection letter.

The deed restrictions for your property also create a vendor's lien in favor of the Association securing payment of the maintenance fees. The Supreme Court of Texas has held that a homeowner's association may legally foreclose upon its vendor's lien for annual maintenance assessments. The deed restrictions authorize the Association to file a written notice of assessment lien in the County Clerk's Office. After it is filed, the lien may then be foreclosed in the same manner as a mortgage on real property or the Board, at its option, may institute a lawsuit for judicial foreclosure of the lien. In any judicial foreclosure proceeding, you may be required to pay the Association's costs, expenses and reasonable attorney's fees as provided in the deed restrictions.

Please respond within the time stated so that this matter may be handled without legal action. If you wish to avoid such action, please send your check to the Association for the full amount of the past due maintenance fees. Thank you very much in advance for your cooperation.

Board of Directors,
Inwood Forest Community
Improvement Association

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
November 11, 1992

A Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:09 p.m. on Wednesday, November 11, 1992 at the home of Rita Rogers, 5607 Cone Crest, Houston, Texas.

Rita Rogers acted as Chairman and called the Meeting to order. Joanne Ferguson acted as Secretary of the Meeting.

The following Directors were present:

Rita Rogers
Ken Miller
Joanne Ferguson

The following Directors were absent:

Rick Vance
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.

Approval of Minutes

The Secretary distributed copies of the minutes of the Regular Meeting of the Board of Directors held on October 8, 1992. The minutes were read and, upon motion duly made by Ken Miller, seconded by Rita Rogers, 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 held on October 8, 1992 be and they hereby are approved as read.

Treasurer's Report

Ken Miller announced that he had received the accountant's Report one day before the Meeting and that he therefore had time to review the Report. A copy of the Report is attached to these Minutes for reference. Ken stated that the Report contained no unusual information. Checks were reviewed by the Directors and signed. Dwyer had a question about a possible double billing from the Shell Station used by our Security Patrol. The station had recently changed ownership and Dwyer was concerned that some bills may have been submitted to IFCIA twice. Ken and Dorothy reviewed the statements and confirmed that no double billing had occurred.

Deed Restrictions Committee

Dorothy Miller distributed the November 11, 1992 Deed Restrictions Report to Board of IFCIA, a copy of which is attached to these Minutes for reference. Mr. Hartnett will begin trying to collect the \$500 owed on the 7903 Antoine property as approved at the September Board meeting. Mr. Merino at 7907 Antoine is back in town. Dorothy reported that again cars have been parked all over his yard and the vacant lot next door. Dorothy sent a nice letter to Merino asking him to cooperate. After he received the letter, six pickups were parked on the vacant lot and in his front yard. As noted on the Report, Hartnett will send another letter to Merino stating that IFCIA will not tolerate his continued violation of deed restrictions. No other violations have been noted within the last 30 days which have gone past the initial notice stage. Al Danto is monitoring the ongoing problem with kids and dogs on Pardue Court. The kids may all be coming from several nearby houses and may be related. Mary Risby is watching 5510 Arncliffe. Dorothy summarized that no other major deed restrictions matters are pending.

Dorothy brought up several matters of interest. The Inwood Breakfast Club is planning another meeting on November 17 at International Paint on Antoine. Pat Gandy and Dorothy have both been nominated as officers. Hearings by the City's Zoning Commission are scheduled for three Saturdays in November. The meeting for our Study Area 2 was held at Scarborough H.S. Ken and Dorothy attended. Dorothy noted that the most recent zoning maps contain two small errors. The townhomes on Arncliffe are mistakenly classed as apartments. Dorothy has brought the error to the attention of the City, and they will recode the units as townhomes. Dorothy reviewed with the Directors some historical data she has received on Study Area II which encompasses our

subdivision. Of particular note was the statistic that our Area has a 2% higher saturation of retired people than the rest of the City. Special problems to be addressed by the Zoning Commission in Area II will be retiree homes and neighborhood personal care homes. Dorothy distributed some photocopied zoning maps and demographics and encouraged the other Directors to attend zoning meetings. Dorothy advised that there are three positions left on the Mayor's Zoning Commission. At present, the Commission is not representative of Houston homeowners. Thus far, no one from Study Area II has applied. Ken will check his availability to volunteer.

New Residents Committee

Ken stated that there was nothing new to report.

Civic Awareness Committee

Michelle reported that the Committee's activities are on hold pending receipt of the brochure from Al Danto. Printing of the brochure is scheduled in time for March distribution. Michelle will give several copies to Helen Hough who will network with other realtors. Michelle says that the general plan is to disseminate the brochures to local real estate agents. Helen Hough wants to run an article in our newsletter advising residents not to sell the homes in the present market. The Directors decided this might set a precedent and that it would not be a good idea for the IF News to be a forum for local real estate agents. Michelle will explain to Helen diplomatically. Michelle anticipates receiving the printed brochures in late February, and her Committee will decide where to go from there.

Awards Dinner

Joanne reported that the Friday, March 26, 1993 date for the Awards Dinner in honor of Jim Kilpatrick has been confirmed with the Inwood Forest Golf Club. She also submitted a Tentative Budget for the 1993 Awards Dinner for review by the Directors prior to the next Board Meeting. Dorothy suggested that tickets be made available for sale at the 1993 Annual Meeting in January.

Newsletter

Joanne reported that the November newsletter is in the works and will be delivered in the last week in November/first week in December. It will contain a reprint of the application for Board membership which appeared in the September newsletter and the announcement about the Awards Dinner. Joanne and Rita are working on firming up the number of newsletters needed by each of the distributors in the various IF Sections.

Pool Committee

Rita and Joanne announced that colors have been selected and the Pool buildings are scheduled for repainting by Kelly Uzry whose bid came in at \$2,000. Kelly will be buying the Devoe paint for us at painter's cost. Prior to painting, he will replace a number of rotted boards on the various buildings. The contract with Kelly calls for payment in full upon completion. Rita will contact HL&P with regard to any needed repairs to the major electrical line to the pumphouse.

Esplanade/Park Committee

Rita reported that the flower beds are in at Antoine/Longcreek and Antoine/Arncliffe and that the purchase of bedding plants will be made when sales are in effect. Troy's contract is up for renewal. He has submitted an estimate of \$17,630 for regular services to be performed in 1993 which is a couple hundred dollars less than last year's estimate. Rita asked Joanne to review the wording of the contract to be certain it is the same as last year's with the exception of the new numbers. It was pointed out that the contract is non-binding and may be cancelled upon 30 days' notice by either party. The Board will vote on the contract at next Board Meeting. Rita will prepare a proposed esplanade budget for next year and will submit it at the next Board Meeting.

Maintenance Fee Billings

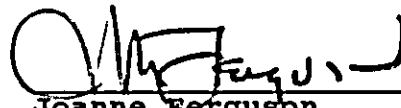
Dorothy has collected an additional \$250 in delinquent maintenance fees. Four phone calls were received on the Hot Line since the last Board Meeting. One unpleasant call was from Mr. Joachim on Bent Bough who still insists that his mortgage company is paying his maintenance fees. Dorothy has sent a letter advising him to contact his mortgage company and confirm. Since he is delinquent, he will be subject to the same procedures as everyone else. Dorothy reported that Costello's young son had intercepted Dorothy's letter demanding payment of delinquent maintenance fees. The son fabricated a response and mailed it back to IFCIA.

Dorothy noted that the letters recently sent to homeowners who have not paid served as final demand letters from IFCIA and that on November 30 the remaining delinquent accounts will be turned over to Hartnett for action.

Rita announced that the final draft of the letter requesting homeowners to pay a supplemental fee of \$20 for 1993 had been prepared. The letter was very carefully worded by Rita to be certain that homeowners understood what the fee is and what it is

used for and stressed that it is a voluntary contribution. Joanne will type the letter under signature of the Board of Directors. The letter will be printed on regular stationery, not on IFClA letterhead, because the response address needs to be Dwyer's address. The letter also contains Dwyer's phone number in case residents have any questions. Dwyer said he would be happy to accept any such calls. The letter will be inserted in the annual maintenance fee billings which will be mailed out from Dwyer's office at the beginning of December.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:35 p.m.



Joanne Ferguson,
Secretary of the Meeting

APPROVED:



Rifa Rogers,
Chairman of the Meeting

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

December 9, 1992

A Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:03 p.m. on Wednesday, December 9, 1992 at the home of Rick Vance, 7202 Deep Forest, Houston, Texas.

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
Robert Davenport
Joanne Ferguson

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 Secretary distributed copies of the minutes of the Regular Meeting of the Board of Directors held on November 11, 1992. The minutes were read and, upon motion duly made by Ken Miller, seconded by Rita Rogers, 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 held on November 11, 1992 be and they hereby are approved as read.

Treasurer's Report

Ken Miller distributed and copies of the Treasurer's Report and reviewed it with the Directors. He questioned a check written to Classic Business Forms in the amount of \$90. He surmised that it was for a Security Committee flyer sent to all homeowners and he questioned if the expenditure had been pre-approved by the Board. Rita asked how much the Security Committee has spent to date. Rick reiterated that the Board determines if there is a problem with a statement. He asked what account the check was written on, advising that it might create a potential problem in terms of the amount and conflict of interest. Rita stated that the Security Committee is to be commended for adding members but that the Board must now stipulate that expenditures by the Committee need prior approval by the Board. She added that the Security Committee is working up a budget and will henceforth have all expenses approved prior to incurring them. She pointed out that the Board technically did not approve the purchase of the mailbox stickers for the Security Patrol Program; however, they were purchased anyway. Rick suggested that the statement from Classic Business Forms be sent back to Mike Dwyer with instructions to remove it from the IFCIA account and pay it out of the Security Patrol Program Account. Rick will then check with Al Danto to confirm if the job was done at his cost and does not create a conflict of interest. He will advise Al that Security Patrol Program expenditures must be kept separate and will ask Al to advise the Board in the future if he anticipates spending over \$100 on any one item or project.

The Directors reviewed and signed checks.

Deed Restrictions Committee

Dorothy Miller distributed copies of Mr. Hartnett's letters to Mr. Merino and Mr. Griffin and reported that Hartnett had received a call from Mr. Merino. Merino said that he will keep vehicles off the vacant lot adjoining his property and invited Hartnett to inspect the property at any time. Mr. Hartnett has had no response, verbal or written, from Griffin. Dorothy recommended that no further reminders be sent to Griffin and advised the Directors that December 30 would be his 30-day deadline for compliance. She reported that we have support documentation in place and that IFCIA has continued to maintain the property. Robert Davenport earlier worked on the lot for 8 hours mowing and cleaning up debris. Again, on the day after Thanksgiving, another 3 hours was spent cleaning up the property. Robert mentioned that there is approximately a pick-up load of debris left in the back

corner of the lot which needs to be cleaned up by Griffin. Dorothy will take another picture of the property in late December. Rita asked how much it would cost to file suit. Dorothy referred the Directors to Hartnett's original list of charges for his various services. Dorothy estimates that Griffin will wind up paying \$1,000+. She reiterated that we have pictures of the property and signed receipts for the letters that have been sent to Griffin in the past. To date, there has been no written response. In addition, he has not yet paid the 1992 Annual Maintenance Fee of \$48.00.

Dorothy asked the Board for a determination whether to send one more reminder to Griffin or to instruct Hartnett to proceed with filing suit at the end of the 30-day period now in effect. Robert suggested that Griffin needs no more reminders. Ken wondered if it would help our legal position to send one more reminder. Dorothy said that she has already asked Hartnett that question. Hartnett has advised that it would neither weaken nor strengthen our position. Robert recommended that we proceed with filing suit. Rick asked what has been our communication with Griffin in the past. Dorothy said that our file contains copies of all correspondence and pictures of the property. Griffin has been sent letters by the Association's previous attorney, Jim York, by Paul Meeting, and by Dorothy. We have never had a written response from him. He did call Dorothy from a mobile phone after he received the September 21, 1992 billing for \$500 for clean-up of the property. At that time, he asked for an "itemized bill" and told Dorothy he that he resented the letter. The IFCIA bill was based on the reasonable cost for the service performed. Troy Smith had estimated \$530 if the work would be done by his lawn service or another similar operation. IFCIA elected to have the work done by Robert and send Griffin a bill for \$500 from IFCIA.

After the preceding discussion, Ken moved that the Board instruct Mr. Hartnett to proceed with filing suit against Griffin without sending another reminder letter. Robert seconded the motion. The Chairman called for a vote by show of hands. Ken, Robert, and Joanne voted for the motion. Rick and Rita opposed the motion. The Chairman announced that the motion passed by a vote of 3 to 2.

Dorothy reported that a letter has been sent to 7927 Green Lawn about the motor home and trailer parked on premises and that the Architectural Control Committee has received two applications for construction. Dorothy has asked those homeowners to send plans for review by the Committee.

Dorothy reported that a final letter was sent covering 85 past due maintenance fee accounts. We are ready to file liens at this time. Dorothy will prepare the liens for signature. She reported that Byron Cloud on Bent Bough was miscoded in our records because his mortgage company paid in January, 1992. Dorothy sent him a letter of apology.

New Residents Committee

Ken stated that there was nothing new to report. The Committee is still working on a flyer proposed for February, 1993 distribution.

Civic Awareness Committee

Michelle reported that the Committee's activities are contingent upon completion of the public relations brochure.

1993 Good Citizen Awards Banquet

Joanne reported that wording for the gift to be presented to Jim Kilpatrick will be decided upon by Joanne and Rita. The items will then be ordered. It was announced in the November newsletter that tickets to the event would be available for purchase at the 1993 Annual Meeting. Dorothy, Rita, and Joanne will be on the Committee to produce and sell the tickets. It was decided that "green" would be the color theme for the affair.

Newsletter

Joanne reported that the November newsletter has been delivered and that cards are being printed, labeled, and stamped to send satisfying the required notice to all homeowners of the Annual Meeting.

Pool Committee

Rick reported that everything is running on line. He has contacted Oaks of Inwood for information about their pool maintenance contract. He remarked that the pool grounds look beautiful, thanks to the efforts of Rita Rogers. Rita advised that the painters have not started painting the pool buildings because of bad weather and continuing construction on Victory. The painting will be completed by the end of March. Payment will be made upon completion, so we will not be out any money if the painting contractor does not follow through as expected. Robert asked Rita to let him know when the work will begin so that he can

take down all the existing light fixtures. Dorothy will help us get replacement fixtures, and Robert will install them. Rita is contacting HL&P regarding the position of the main line. Kelly, the painter, anticipates no problem about the lights. He will leave leftover paint with us or will come back and retouch. The main problem with the electric hookup is that someone needs to be at the Park when HL&P comes out to look over the situation. Rita anticipates that work will begin after the first of the year. Rick asked if the \$2,000 cost is firm and Rita confirmed that it is the total for painting and replacement of rotten wood, but that it does not include lights.

Robert mentioned that the City's criteria for lights is every 200 ft. He suggested that we ask the City to put one in the driveway to the pool/park area and one at the building housing the security vehicle. Rick will get with Robert regarding contacting the City about the installation of two lights. Dorothy will help us get some light fixtures. Rita asked for heavy plastic covers for the light fixtures rather than the glass covers currently in place. Dorothy said that the two fluorescent strip lights need to be replaced. Rita said we can now get more efficient, fluorescent lamps for the existing light fixtures in the pavilion. Dorothy will get some brochures so that lights can be selected.

Esplanade/Park Committee

Rita reported that Troy put in mulched beds of pansies at the four entrance signs. The cost of the project was \$592.

Rita presented Troy's budget based on what we had done in 1992 and submitted proposals for new beds. The contract proposal for 1993 is \$17,630. Rick asked if there should be a contingent budget for unexpected expenses. Rita said that the proposed work on the brick entrances on W. Little York is new, but that the rest of the work included in the contract is the usual annual maintenance.

Rick advised that work done within the pool fence should be budgeted to the pool and asked that Troy indicate on his bills the location of the work done. In this way, Rita would not be over budget for the esplanades. Robert asked if the dirt which was spread at the volleyball court would eventually be sanded. Rick advised that this decision should be postponed until the new Board is installed in 1993. It would fall under pool repair and maintenance and Rick will anticipate \$500 for it in the pool budget for next year.

Rita asked the Board to vote on Troy's contract for 1993. She had previously reviewed the contract, word-for-word, and reported

that it was the same as last year's contract. She reiterated that all items covered by the contract are the same as 1992 - trash pickup, mowing and edging of the pool and park grounds and the esplanades. The contract does not cover planting, mulching, or bedding. Ken asked if the Board should obtain another bid. Rick recalled that the Board had discussed this possibility several months ago and had decided to stay with Troy because of the excellent service he has provided for a reasonable cost. Rick moved that we accept Troy's contract as written, subject to the 30-day cancellation clause contained therein. Ken seconded the motion, and the following resolution was unanimously adopted:

RESOLVED, that the esplanade maintenance contract for 1993 submitted by Troy Smith, a copy of which is attached to these Minutes for reference, be and it hereby is approved, subject to the 30-day cancellation clause contained therein.

Rita then brought up for discussion the Excalibur contract for mosquito spraying and explained that the contract covers the same service as 1992 at the same rate of \$70.00 per trip. Robert mentioned that he has seen and followed the Excalibur spraying truck through the neighborhood to see how fast they are travelling and the volume of fogging that the truck is putting out. He believes that they are driving faster than the contract specifies and that they are not spraying as much fog as is needed. Rick reminded the Board members that the contract contains a provision allowing Board members to ride in the fogging truck at any time to monitor the operation. Rita said that in times past, we have received phone calls from anxious residents when the start of the fogging program was delayed. Rick asked Rita what the cancellation policy is. Rita replied that the contract provides that either party may cancel with 30 days' written notice. Robert remembered that there was a maximum speed stated in the contract. Rita said that the contract calls for spraying once a week from April through the summer and the charge will be \$70 per trip. She advised the Directors that the contract does not need to be renewed until after the first of the year. Rick suggested that the item be budgeted for 1993 but that voting on the contract be delayed until the first quarter of 1993.

Maintenance Fee Billings

The Chairman noted that maintenance fee billings were discussed by the Dorothy and the Directors earlier in the meeting.

Other

The Chairman reminded the Directors that the 1993 budget needs to be approved prior to the Annual Meeting scheduled for January 28, 1993. The Board decided to discuss the budget in general terms at this meeting and adopt the finalized budget at the January 13th meeting. Robert said the total budget should be close to the 1992 budget. Michelle mentioned that the public relations brochure needs to be included in the new budget. Rita said we need to obtain a proposed budget from the Security Committee. Rick advised that he has received a proposed budget for that Committee from Al Danto. Dorothy suggested that the Board take the figures for the first 11 months of 1992 and extrapolate for 12 months. Rick asked the Directors to submit their portions of the budget to Ken prior to the next Board meeting - i.e., Esplanades, Legal, Pool, Newsletter and Special Flyers, etc. Dorothy suggested plugging in the \$20 1993 voluntary Supplemental Maintenance Fee under the title "Other Income" as a projection of expected revenues but not plugging it into the "Expected Budget."

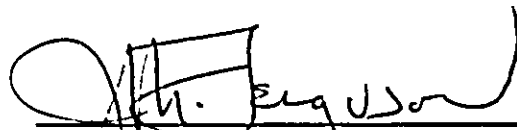
Rita asked if Rick had talked to Mike Dwyer about the account set up for the Supplemental Maintenance Fee. We need a special accounting for those who paid the extra \$20.00. Robert said that those who pay will want to know that the record is straight as to who paid and who did not pay. Dorothy said that we might need to know who has not paid so that we can target those homeowners in a future campaign. Rita wants to keep the account in a special category so that we know how many paid. Rick suggested that those who paid the voluntary Supplemental could be indicated on the records with an asterisk. Rita asked if Rick would call Dwyer to explain that those who pay the voluntary Supplemental Maintenance Fee need to be identified on the records.

Dorothy reported that she has been elected as Secretary of the Inwood Breakfast Club. At present, the Club is sponsored by Aldine I.S.D. After January 1, Aldine I.S.D. will drop its primary sponsorship; thereafter, the Club will be sponsored by area businesses and residents. Those residents joining the Club must be residents of Inwood; therefore, Pinemont is excluded. Rob Birchfield who lives on Previn Court in the Inwood Forest subdivision has been elected President. Dorothy will give Joanne an article about our participation in the IBC for placement in the January newsletter. The next meeting is December 15 at Eisenhower H.S. Dorothy urged Board members to attend. Robert said he would be able to attend. Dorothy said the IBC will be targeting security, area public relations, and the improvement of education at the High School. Joanne asked if the property at 7020 Antoine

would be targeted as well. Dorothy advised that Harris County runs the property, that it has been targeted on the security level, and that area businesses are aware and working on it. Dorothy said that the future goal of the Club is to develop into an Inwood Chamber of Commerce. Speakers scheduled in future are Eversole, John Holmes, Helen Huey, etc.


Robert brought up the subject of incorrect information being passed to residents through untrained members of the Security Committee. He suggested that it is not a good idea for S. C. members to give wrong or improper answers about police procedure, response times, exact responsibilities of the officers, etc. Rick asked Robert to meet with Al Danto to go over topics that would be sensitive if wrong answers were given to residents' questions. It was noted that the next Security Committee meeting is scheduled for Wednesday, December 17 at 7:00 p.m. at Luigi's Restaurant. Al plans a Christmas "thank you" for the Committee members.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:30 p.m.



Joanne Ferguson,
Secretary of the Meeting

APPROVED:



Rick Vance,
Chairman of the Meeting

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

January 13, 1993

A Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:15 p.m. on Wednesday, January 13, 1993 at the home of Joanne Ferguson, 5603 Bent Bough Lane, Houston, Texas.

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
Robert Davenport
Joanne Ferguson

The following Committee Chairman was also present:

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 Secretary distributed copies of the minutes of the Regular Meeting of the Board of Directors held on December 9, 1992. The minutes were read and, upon motion duly made by Ken Miller, seconded by Rita Rogers, 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 held on December 9, 1992 be and they hereby are approved as read.

Treasurer's Report

Ken Miller reported that, because of miscommunications, he had not received a Report from Mr. Dwyer and that the checks for review and signature by the Board members had also not been received. A call was placed to Lt. Frank Ross, the Security Patrol Program Administrator, to inform him that the officers' checks would not be ready for pickup until the following day.

Deed Restrictions Committee

Dorothy Miller distributed copies of her Deed Restrictions Report, a copy of which is attached hereto. The Report set forth certain alternative actions that the Board could take regarding pending problems. The Directors reviewed and discussed the Report and the alternative methods of dealing with the problems.

Dorothy reported that the City's zoning maps are being shown to the public at several times and locations throughout the City and observed that the current maps correct a few errors made on original drafts. She advised that the Golf Club needs to be careful how it is zoned by the City Commission and that IFCIA needs to continue to monitor how the golf course is shown the maps, either as "open space" or "green space".

Dorothy summarized that there had been 87 violations in 1992, that 86 had been cleared, and that one violation, the Griffin lot, was still pending. The Deed Restrictions Committee has 15 active members who met 9 times in 1992, 126 calls were taken on the Hotline and referred to appropriate Committee persons, and no suits were filed in 1992.

A discussion followed about the Griffin property and Merino property and status of notices to these property owners. Dorothy reported that each has received two past-due notices from IFCIA and that violations are fully-documented. The Board discussed in detail the various alternatives for handling these and similar violations, including the possibility of foreclosing on the properties. Rita pointed out that, in the event IFCIA chose to foreclose, the then vacated property would need to be maintained by IFCIA. This does not seem feasible since the Association's resources continue to deplete. After lengthy discussion, the Chairman asked the members to consider the alternatives and table the topic until the next meeting when a new Board was in place. Dorothy will contact Mr. Hartnett, the Association's attorney, to determine the cost of a cover letter to homeowners on whom IFCIA might file liens. Dorothy explained that a cover letter from Hartnett was sent with the November 7 notices to homeowners

notifying them of the November 30 due date for payment of maintenance fees. She stated that this served as a demand letter. Upon motion made by Rick, seconded by Robert, and unanimously carried, the following resolution was adopted:

RESOLVED, that IFCIA prepare and file liens where necessary and appropriate, without employing the services of the Association's attorney, providing that a cover letter from the Association's attorney be sent to each affected homeowner at the same time or close in time to the actual filing of such lien.

Dorothy presented a proposed 1993 Budget for the Deed Restrictions Committee, a copy of which is attached to these Minutes for reference.

The Chairman then asked each Board member to discuss what he or she anticipated would be covered at the Annual Meeting in January. Ken anticipates that the meeting will be well-attended because of the Board's request for a \$20 Supplemental Maintenance Fee in 1992. Rita said that the Board needs to be prepared to answer questions concerning legal expenses and other items that differ from last year's Budget. Rick will prepare a brief agenda for the Annual Meeting and will call for reports from the various Committees and a brief summary of their 1992 activities.

Dorothy has prepared a list of homeowners delinquent in maintenance fees. These addresses will be checked as each homeowner signs in at the Annual Meeting. Ballots will be given only to those who do not show a delinquency.

Robert asked if Ken's Treasurer's Report will reflect why we are asking for the \$20.00 Supplemental Maintenance Fee. Rita pointed out that it will be obvious that current revenues are just enough to break even and that the Supplemental Fee is needed to replenish surplus since current assets are earning only 3%-4% interest.

Dorothy asked if Mr. Hartnett needs to attend the Annual Meeting and Rick said that there is no need for him to attend.

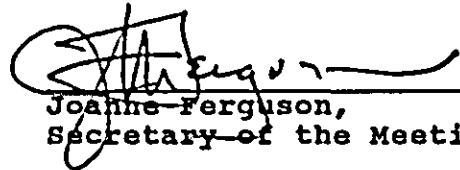
Rick advised the Directors that IFCIA had received a tax bill from Harris County for a number of property taxes on 2.158 acres at 5410 Victory. Discussion followed. Robert and Dorothy did not think that any such address exists. Robert will verify.

Ken briefed the Directors on a potential for property tax liability that may be assessed IFCIA, depending on the outcome of a currently-pending court case involving tax-exempt homeowners' associations. The Directors were asked to review their records for proof of IFCIA's tax-exempt status.

The Directors then discussed the proposed 1993 Budget, reviewing each line item. After lengthy discussion, and upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED, that the proposed 1993 Budget, a copy of which is attached hereto and made a part hereof for all purposes, be and it hereby is approved for presentation to the homeowners in attendance at the Annual General Meeting of Members of I.F.C.I.A. to be held at 7:00 p.m. on January 28, 1993.

There being no further business to come before the Meeting, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 9:50 p.m.


Joanne Ferguson,
Secretary of the Meeting

APPROVED:


Rick Vance,
Chairman of the Meeting

DEED RESTRICTIONS

1992 YEAR END REPORT

VIOLATIONS REPORTED: 87

VIOLATIONS RESOLVED: 86

LEGAL ACTIONS PENDING: 1

MAJOR QUESTIONS DEALT WITH:

- A. FENCING ON GOLF COURSE LOTS
- B. CONSTRUCTION ON GOLF COURSE LOTS
- C. RENOVATIONS TO EXISTING STRUCTURES
- D. VACANT LOTS
- E. BUSINESSES BEING RUN FROM HOMES
- F. REALTORS' REQUESTS FOR EITHER CLARIFICATION OF DEED RESTRICTIONS OR VARIANCES TO RESTRICTIONS
- G. NEIGHBOR DISPUTES CONCERNING NOISE & PARKING & SECURITY

ITEMS STILL UNDER CONSIDERATION:

- A. COLLECTION OF PAST DUE FEES
- B. POSSIBLE FORECLOSURES

DEED RESTRICTION COMMITTEE IS COMPOSED OF 15 MEMBERS. THEY MET 9 TIMES IN 1992.

DEED RESTRICTION & ARCHITECTURAL CONTROL HOTLINE SET-UP BY JANUARY, 1992. OVER 126 CALLS TAKEN. ALL EITHER HANDLED BY THE APPROPRIATE BOARD MEMBER OR BY A MEMBER OF THE DEED RESTRICTIONS COMMITTEE.

RECOMMENDATION TO BOARD OF DIRECTORS IFCIA

JANUARY 13, 1993

DEED RESTRICTIONS

A. GRIFFIN PROPERTY --- CORNER ANTOINE AND ARNCLIFFE
BILL SENT SEPT, 1992 FOR \$500.00 FOR CLEANING UP OF
PROPERTY

STANDING -- 2 LETTERS HAVE BEEN SENT BY CURRENT ATTORNEY
DATED 11-22-92 AND 12-30-92.
NO RESPONSE FROM GRIFFIN

*****RECOMMEND THAT BOARD AUTHORIZES MR. HARTNETT TO PROCEED
WITH COURT ACTION FOR COLLECTION OF \$500.00

B. 23 HOMEOWNERS WITH PAST DUE MAINTENANCE FEES FROM
1989 TO 1992 ---- AMOUNT DUE \$4416.00

THESE ARE CANDIDATES FOR FORECLOSURE PROCEEDINGS.
THEIR PAST DUE FEES FALL WITHIN THE 4 YEAR LIMIT.

PROPOSALS-----

****1. RECOMMEND THAT BOARD AUTHORIZES MR. HARNETT TO PROCEED
WITH COLLECTION OF THESE PAST DUE FEES.
ESTIMATED COST OF \$40.00 PER FIRST NOTICE
WITH \$20.00 FOR 2ND NOTICE---\$1380.00 COST.+ ?

OR

****2. RECOMMEND THAT BOARD AUTHORIZES MR. HARTNETT TO FILE
LIENS ON ALL 23 PROPERTIES STILL OWING FEES
--COST OF \$1280.00

C. DEPENDING ON OUTCOME OF ITEM B ABOVE

****RECOMMEND THAT LIENS BE FILED ON THE 9 + 23 HOMEOWNERS
THAT OWE MAINTENANCE FEES FOR 1992--<\$1500.00

NOTE: FILING OF THESE LIENS WILL ALSO INSURE THAT
IFCIA WILL NOT HAVE TO FILE THE SAME LIEN ON THE
SAME PROPERTY FOR 3 YEARS AT LEAST. WORDING OF
LIEN WILL STATE "CUMULATIVE FEES".

COLLECTION OF PAST DUE MAINTENANCE FEES

1992

AS OF JUNE 1, 1992 THERE WERE 116 HOMES IN ARREARS FOR
1992 MAINTENANCE FEES AT \$48.00 = \$5568.00

COLLECTIONS

AS OF DEC. 31, 1992, 59 HOMES IN ARREARS FOR 1992 HAD BEEN
CLEARED = \$2832.00

ALSO 70 LIENS HAD BEEN CLEARED FOR PAST DUE ACCOUNTS TO
AMOUNT TO = \$3360.00

TOTAL AMOUNT COLLECTED: \$6192.00

ITEMS STILL OPEN

AS OF DEC. 31, 1992, 55 HOMEOWNERS HAVE STILL REFUSED TO
PAY THEIR 1992 MAINTENANCE FEES = \$2640.00

OF THIS 55, ONLY 9 OWE FOR JUST 1992.
23 OWE FOR 1989 TO 1992.
24 OWE FOR 1992 AND AT LEAST ONE OTHER YR.

23 THAT OWE FROM 1989 TO 1992 ARE CANDIDATES FOR FORECLOSURE.

SAVINGS TO IFCIA

- A. USE OF IN-HOUSE COLLECTIONS METHODS HAS NETTED \$6192.00
- B. USE OF IN-HOUSE FORMS FOR LIEN RELEASE HAS SAVED \$700.00
IN LEGAL FEES FOR THESE FORMS.
- C. USE OF IN-HOUSE COLLECTION FORMS HAS SAVED OVER \$4640.00
IN LEGAL FEES FOR WRITING OF LEGAL LETTERS AND FILING OF
LIENS TO DATE.

PEOPLE WHO OWE JUST FOR 1992

7651 ANTOINE	19-1-1	ITT BO WEST PO BOX 85101 SAN DIEGO CA 92186-5101 ATTN: P. WALSH
7723 ANTOINE	10-5-6	BAINES
5831 ARNCLIFFE	16-1-1	C. S. SMITH
7707 BRUSHWOOD	15-4-74	D. SMITH
5830 GREEN FALLS	12-12-33.	RHETT LEWIS
6034 GUM GROVE	1-3-18	G.W. BRUNER III
7807 MAPLE TREE	15-4-59	T.M. KELLEHER
5222 MOSS GLEN	11-3-21	WADE M. NYE
7619 WHITE FIR	11-4-31	ANN SAUCEDO

PEOPLE WHO OWE FOR 92 AND PREVIOUS YEARS

7439 ANTOINE	7-1-9	JOHNSON
7522 ANTOINE	7-2-3	JOGINDER S. GOSAL
7531 ANTOINE	7-1-1	SHAWNA LEONA BURKHALTER 8906 MOBUD 77036
7606 ANTOINE	20-1-10	BRUCE M. BYRNE 2709 MANGUM
7610 ANTOINE	20-1-9	E.A. ODOM JR.
7810 ANTOINE	14-2-29	HONG LIAO
7822 ANTOINE	14-2-26	BILL COSTELLO
7903 ANTOINE	10-3-30	GREG GRIFFIN 7334 BIRCHTREE FOREST 77088
5403 ARNCLIFFE	14-2-1	W.L. PASQUALI
5518 ARNCLIFFE	14-1-13	JAMES W. STRATTON
5710 ARNCLIFFE	14-1-4	D.J. HORDE
5915 BENT BOUGH	3-2-4	J.Y. BATES JR.
5946 BENT BOUGH	3-1-43	HAYWORTH
4323 BIRCHCROFT	9-6-13	FORECLOSURE
7802 BLACKJACK	15-7-22	R.C. GOLDRUP
5930 BLACK MAPLE	3-1-11	J. WINGATE
6010 BLACK MAPLE	1-2-11	F. GARCIA
6035 BLACK MAPLE	1-1-18	JAMES L. JACKSON
5919 DARKWOOD	3-1-15	SALVATORE MASCARA
7215 DEEP FOREST	2-5-20	DE BLAERE
7407 DEEP FOREST	3-1-1	O.D. PATTERSON
7518 DEEP FOREST	3-3-5	J.L. HARRELL SR.
5915 DON WHITE	12-4-17	L. WHITE

5602 TUREWOOD

15-6-22

P.S. BENAVIDES

6011 VICTORY

2-3-22

R.R. BENESTANTE

6014 VICTORY

2-2-3

THOMAS H. MCMILLAN

8010 WRAY CT

12-12-18

T. WORSTELL

POSSIBLE FORECLOSURES

THESE PEOPLE OWE FROM 1989 TO 1992

7606 ANTOINE	20-1-10	BRUCE M. BYRNE 2709 MANGUM
7610 ANTOINE	20-1-9	E.A. ODOM JR.
7822 ANTOINE	14-2-26	BILL COSTELLO
5403 ARNCLIFFE	14-2-1	W.L. PASQUALI
5618 ARNCLIFFE	14-1-7	C.J. MOORE
5710 ARNCLIFFE	14-1-4	D.J. HORDE
5946 BENT BOUGH	3-1-43	HAYWORTH
4323 BIRCHCROFT	9-6-13	FORECLOSURE
7802 BLACKJACK	15-7-22	R.C. GOLDRUP
7518 DEEP FOREST	3-3-5	J.L. HARRELL SR.
5903 GREEN FALLS	12-3-9	J.W. DIXON
5930 GREEN FALLS	12-12-8	T. MILES
7523 GREEN LAWN	6-1-8	IRMA FARRICK RT 1, BOX 32 GIDDINGS TEXAS 78942
7931 GREEN LAWN	12-9-24	A.C. TYLER
5915 GUM GROVE	1-2-24	LUTHER LEE ALLEN
5922 GUM GROVE	1-3-6	E.A. BEARD
7210 LEANING OAK	2-5-2	J. DODD
5518 LONG CREEK	5-5-1	JACQUELINE D. SHAFER
5631 LONG CREEK	4-1-2	CORNELIUS BURTON
5806 PAR FOUR	2-2-31	LOUIS COOK
8010 PARDUE CT	12-12-26	F. BURCH
5602 TURFWOOD	15-6-22	P.S. BENAVIDES
6011 VICTORY	2-3-22	R.R. BENESTANTE

DEED RESTRICTIONS

1993 BUDGET

POSTAGE	\$58.00
COPY PAPER	6.00
ENVELOPES	10.00
FOLDERS	5.00

TOTAL	\$79.00
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LEGAL FOR LETTERS SENT TO VIOLATORS THAT IGNORE IFCIA NOTICES	-----	\$800.00
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LEGAL FOR FILING OF LIENS	-----	\$1280.00
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LEGAL FOR COLLECTION OF PAST DUES	-----	\$1380.00
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TOTAL		\$3460.00
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ESTIMATE COST OF LEGAL FOR ANY LETTERS OF DETERMINATIONS AND CONFERENCE CALLS	-----	\$ 800.00
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LEGAL TOTAL		\$4260.00
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OVER-RUN ESTIMATE OF 20%		852.00
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TOTAL		\$5112.00
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INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

OPERATING BUDGET

	1992		1993
	Budget	Actual	Proposed
REVENUE			
Maintenance-Homeowners	59,000	61,733	59,500
Maintenance-Townhomes	3,350	3,456	3,456
Transfer fees	2,000	3,908	2,500
Pool Receipts	4,000	5,127	4,500
Other Income	3,500	1,331	8,500
Interest Income	6,500	2,632	2,500
Total Revenue	\$78,350	\$78,187	\$80,956
EXPENSE			
Pool Contract	18,000	18,107	18,000
Electricity	3,500	3,191	3,500
Telephone	350	387	400
Water	3,200	3,090	3,200
Gate Guard	4,000	5,222	5,500
Repair & Maintenance	5,000	1,832	10,000
Concessions	800	0	0
Esplanade Maintenance	20,000	24,869	25,000
Mosquito Control	2,000	2,100	2,100
Legal	12,000	1,933	5,500
Accounting	9,000	9,000	9,000
Insurance	9,000	7,144	7,000
Postage, Supplies	1,700	3,137	1,500
Taxes	0	0	2,000
Total Expenses	\$88,550	\$80,012	\$92,700
PROFIT (LOSS)	(\$10,200)	(\$ 1,825)	(\$11,744)

MINUTES OF ANNUAL GENERAL MEETING
OF THE MEMBERS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

The Annual General Meeting of the Members of Inwood Forest Community Improvement Association, a Texas non-profit corporation (the "Corporation") was held at 7:00 p.m. on Thursday, January 28, 1993, at the Inwood Forest Golf Club. Pursuant to the Bylaws, Notice of the Meeting was mailed to all Inwood Forest addresses more than two weeks prior to the date of the Meeting. A copy of such Notice is attached hereto.

Rick Vance, Director and President of the Board, acted as Chairman of the Meeting and Joanne Ferguson acted as Secretary of the Meeting. The Chairman opened the Meeting at 7:09 and outlined the Agenda. He introduced current members of the Board of Directors (Rick Vance, Rita Rogers, Robert Davenport, Ken Miller, and Joanne Ferguson) to those in attendance.

The Chairman introduced Dorothy Miller, Chairman of the Deed Restrictions Committee, and commended Mrs. Miller for her campaign to collect past-due maintenance fees in recent months. He reported that her prodigious efforts resulted in the collection of approximately \$6,100 in delinquent accounts.

Mrs. Miller summarized the Deed Restrictions Committee activities in 1992, and a copy of her Report is attached to these Minutes for reference.

The Chairman introduced Rita Rogers, Chairman of the Esplanade Committee, and Joanne Ferguson and Carole Kilpatrick, Co-Editors of the IF News, and thanked them for their efforts on behalf of all of the IF residents. Volunteers who deliver the IF News and special flyers were asked to stand and be acknowledged.

The Chairman then turned the Meeting over to Ken Miller, the Treasurer, to discuss the Association's Year-End Financial Report and the proposed 1993 Budget. Ken introduced Mr. Mike Dwyer, the Association's accountant. Mr. Miller reviewed the Report and pointed out that the Association still has assets remaining, largely because of the conservative approach embraced by this and past Boards. He noted that there had not been a great deal of change from the prior year's Report. The proposed 1993 Budget includes an estimated expenditure to cover a tax burden which may be assessed if the tax-exempt status of homeowners' associations is challenged in the courts. Depending on the outcome of a case currently pending, the Association may be assessed for property taxes, and an estimate is built in to the Budget to cover this potential tax liability. The Chairman explained that the Board is currently researching the problem. He further explained that the Board has concerns about continuing to run on reduced revenues and has presented a very conservative budget.

A homeowner asked why \$9,000 is budget as payment to the Association's accountant while the total assets are approximately \$91,000. He suggested that the financial reporting could be handled by resident volunteers. Mr. Dwyer explained that he is a C.P.A. and that his function with IFCIA entails a great deal of daily administrative work that could not efficiently be handled by volunteers.

Mr. Miller went on to report a significant drop in legal expenses which, he explained, are now incurred on an as-needed basis. He reported that the Association's elected Board and its Committee members are doing a significant amount of the routine legal work which does not require an attorney.

A homeowner asked what expenses are associated with the pool and the park. The Report indicates approximately \$30,000, and the homeowner questioned whether this large an expenditure was prudent when offset by only \$4,500 in revenue. Another homeowner quickly pointed out that the pool is not run only as a business but that it is primarily an asset to the community, serving both those who live here and utilize the facility and those who don't use the facility but whose property values are greatly enhanced by this community "drawing card."

The Chairman explained that an amount is listed in the proposed budget to cover sand filters which are original, 25-year old equipment and may soon need major repairs or replacement. A homeowner asked if the expenses related to the pool contract could be reduced with volunteer labor. Robert Davenport pointed out that all work which is able to be done by volunteers is handled by Board members and Committee members but that major repairs still need to be contracted out. He invited those residents with particular expertise to fill out Committee volunteer sheets and stated that the Board is always anxious to save costs by utilizing residents who are qualified to perform necessary repairs and maintenance. Robert reiterated that the pool filters are original equipment and most likely will need repair or replacement in the near future.

Jim Kilpatrick moved to approve the 1993 proposed budget. Carole Kilpatrick seconded the motion. The Chairman called for a show of hands among those present at the Meeting. Votes were counted. All of those present were in favor of adopting the proposed 1993 budget, without change or alteration. None were opposed.

The next item on the Agenda was the election of Board members. The Chairman introduced those running for office, Robert Davenport, Mary Risby, Rita Rogers, and Charles Wilcox. Each of the candidates spoke briefly about their qualifications and desire to serve on the Board, and those present were asked to elect three of the four candidates by marking ballots which had been distributed at the sign-in desks prior to the Meeting.

While ballots were being collected and tallied, the Chairman recognized Al Danto and Wayne Norden from the Security Patrol Program Committee and asked Al to give a brief report on the Committee's activities. Mr. Danto reported that the Security Patrol Program does a great deal to curtail crime in the neighborhood and cited several examples from the Program's officers' significant incidents reports. He stressed that more

participants are needed in order to add more hours of coverage and that the Committee's activities in 1992 and 1993 have been devoted to this end. He thanked Jim Kilpatrick for his years of work in the Program and continuing to act as liaison between IFCIA and the administrator of the off-duty HPD officers. One of the homeowners, Mr. Paul Meeting, announced that the Inwood Forest Golf Club pays \$1,100 per month as a member of the IF Security Patrol Program. The IF community benefits from the Golf Club's participation in the Program, and several more hours of coverage have been added at peak crime times because of the Club's participation. Al concluded that the Program's goal is to have 24-hour per day, 7 days-per-week coverage. He thanked those homeowners who are paying members of the Security Patrol Program and invited those and others to get involved in the Program to ensure its continued success.

The Chairman recognized Joanne Ferguson, a Board member who had decided not to run for re-election because of another time-consuming commitment. She commended the other Board members for their efficiency, professionalism, and capable decision-making on behalf of the homeowners.

In answer to a homeowner's question, Dorothy Miller confirmed that the City of Houston's plan to widen Antoine to six lanes officially has been removed from the City's Capital Improvement Agenda until the year 2005. The Chairman praised Dorothy and others present who walked the blocks and obtained signatures on the Petition which was presented to the City and resulted in the removal of Antoine from the plan.

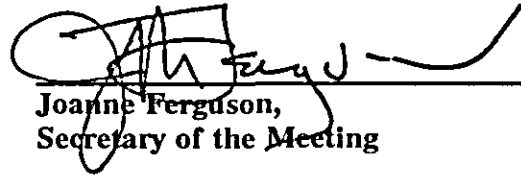
The Chairman informed those present that, under the direction of Pat Gandy, Sonny Donaldson of Aldine I.S.D., and other interested area leaders, a new group of concerned, energetic volunteer residents, school and church officials, and merchants from Inwood Forest and the surrounding neighborhoods has been formed. The group, which began as the Inwood Breakfast Club has evolved into the Greater Inwood Partnership which meets at the Inwood Golf Club on the 3rd Tuesday of each month from 7:00 a.m. to 8:00 a.m. The Chairman introduced Inwood Forest residents Pat Gandy, Membership Chairman, and Rob Burchfield, President. Mr. Burchfield explained that the Partnership's mission, working through its many talented, vigorous, and energetic volunteers, is to identify where improvements are needed, improve the Inwood area's image as a desirable community in which to work, live, and raise families, and to raise money to benefit deserving children and projects which affect the community.

The Chairman introduced Michelle Adams, Vice President of the Association and Chairman of the Civic Awareness Committee which has been responsible for holding informative meetings on topics of major interest to the neighborhood. He thanked Michelle for her hard work on behalf of all of the residents.

The Chairman stated that the voting results were complete and announced that Robert Davenport and Rita Rogers had been re-elected as Directors and that Mary Risby had been elected as Director.

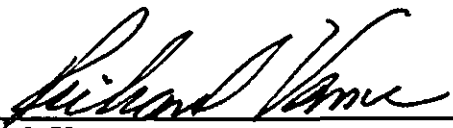
The Chairman called upon Joanne Ferguson who announced that a Good Citizen Award Dinner will be held on Friday, March 26, 1993 to honor Jim Kilpatrick who served as Board member and President of the Association for 12 years and who has always been and continues to be involved in community service in Inwood Forest. All residents were invited to attend.

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:05 p.m.



Joanne Ferguson,
Secretary of the Meeting

APPROVED:



Rick Vance,
Chairman of the Meeting

NOTICE OF I.F.C.I.A. ANNUAL MEETING

**The 1993 Annual Meeting of
Inwood Forest Community Improvement Association
will be held at**

7:00 P.M., THURSDAY, JANUARY 28, 1993

**at the
INWOOD FOREST GOLF CLUB**

for the purposes of *Adopting the 1993 Budget and Electing Directors*

**ALL INWOOD FOREST PROPERTY OWNERS
ARE INVITED TO ATTEND AND VOTE
(one vote per Lot)**

DEED RESTRICTIONS

1992 YEAR END REPORT

VIOLATIONS REPORTED: 87

VIOLATIONS RESOLVED: 86

LEGAL ACTIONS PENDING: 1

MAJOR QUESTIONS DEALT WITH:

- A. FENCING ON GOLF COURSE LOTS
- B. CONSTRUCTION ON GOLF COURSE LOTS
- C. RENOVATIONS TO EXISTING STRUCTURES
- D. VACANT LOTS
- E. BUSINESSES BEING RUN FROM HOMES
- F. REALTORS' REQUESTS FOR EITHER CLARIFICATION OF DEED RESTRICTIONS OR VARIANCES TO RESTRICTIONS
- G. NEIGHBOR DISPUTES CONCERNING NOISE & PARKING & SECURITY

ITEMS STILL UNDER CONSIDERATION:

- A. COLLECTION OF PAST DUE FEES
- B. POSSIBLE FORECLOSURES

DEED RESTRICTION COMMITTEE IS COMPOSED OF 15 MEMBERS. THEY MET 9 TIMES IN 1992.

DEED RESTRICTION & ARCHITECTURAL CONTROL HOTLINE SET-UP BY JANUARY, 1992. OVER 126 CALLS TAKEN. ALL EITHER HANDLED BY THE APPROPRIATE BOARD MEMBER OR BY A MEMBER OF THE DEED RESTRICTIONS COMMITTEE.

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 December 31, 1992 and the related statement of revenue and expenses-modified cash basis for the year 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.

January 14, 1993

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
BALANCE SHEET - MODIFIED CASH BASIS
December 31, 1992

ASSETS

Cash-operating	\$ 2,036
Petty cash-checking	535
Cash-security checking	5,893
Money market	91,076
Money market-special	<u>4,388</u>
Total cash	<u>103,928</u>
Property and equipment:	
Land	5,259
Land improvement	6,724
Swimming pool	35,251
Playground equipment	23,562
Machinery and equipment	2,789
Security vehicle	<u>3,733</u>
	77,518
Accumulated depreciation	<u>(47,363)</u>
Net property and equipment	<u>29,955</u>
Total	<u>\$ 133,883</u>

LIABILITIES AND FUND BALANCES

Unearned security revenue	\$ 20,060
Unearned assessment revenue	<u>21,595</u>
Total liabilities	<u>41,655</u>
Fund balance:	
Contributions	125,977
Cumulative deficit	<u>(33,749)</u>
Total fund balance	<u>92,228</u>
Total	<u>\$ 133,883</u>

Unaudited - See accountant's compilation report.

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
STATEMENT OF REVENUES AND EXPENSES- MODIFIED CASH BASIS
Year ended December 31, 1992

	<u>ACTUAL</u>	<u>BUDGET</u>
Income:		
Maintenance - homeowners	\$ 61,733	\$ 59,000
Maintenance - townhomes	3,456	3,350
Transfer fees	3,908	2,000
Pool receipts	5,127	4,000
Esplanade beautification	763	1,000
Interest income	2,632	6,500
Legal fee recoveries	<u>568</u>	<u>2,500</u>
Total revenues	<u>78,187</u>	<u>78,350</u>
 Pool expenses:		
Pool contract	18,107	18,000
Electricity	3,191	3,500
Telephone	387	350
Water	3,090	3,200
Gate guard	5,222	4,000
Repair and maintenance	1,832	5,000
Concessions	<u>-</u>	<u>800</u>
Total pool expenses	<u>31,829</u>	<u>34,850</u>
 Operating and administrative:		
Esplanade maintenance	24,869	20,000
Mosquito control	2,100	2,000
Legal	1,935	12,000
Accounting	9,000	9,000
Insurance	7,144	9,000
Administrative	<u>3,137</u>	<u>1,700</u>
Total operating and administrative	<u>48,185</u>	<u>53,700</u>
 Security program:		
Expenses	87,039	-
Less revenues	<u>82,582</u>	<u>-</u>
Net security expenses	<u>4,457</u>	<u>-</u>
 Excess (deficiency) of revenues over expenses	<u><u>\$ (6,284)</u></u>	<u><u>\$ (10,200)</u></u>

Unaudited - See accountant's compilation report.



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

OPERATING BUDGET

1992

1993

	Budget	Actual	Proposed
REVENUE			
Maintenance-Homeowners	59,000	61,733	59,500
Maintenance-Townhomes	3,350	3,456	3,456
Transfer fees	2,000	3,908	2,500
Pool Receipts	4,000	5,127	4,500
Other Income	3,500	1,331	8,500
Interest Income	6,500	2,632	2,500
	<hr/>	<hr/>	<hr/>
Total Revenue	\$78,350	\$78,187	\$80,956
EXPENSE			
Pool Contract	18,000	18,107	18,000
Electricity	3,500	3,191	3,500
Telephone	350	387	400
Water	3,200	3,090	3,200
Gate Guard	4,000	5,222	5,500
Repair & Maintenance	5,000	1,832	10,000
Concessions	800	0	0
Esplanade Maintenance	20,000	24,869	25,000
Mosquito Control	2,000	2,100	2,100
Legal	12,000	1,933	5,500
Accounting	9,000	9,000	9,000
Insurance	9,000	7,144	7,000
Postage, Supplies	1,700	3,137	1,500
Taxes	0	0	2,000
	<hr/>	<hr/>	<hr/>
Total Expenses	\$88,550	\$80,012	\$92,700
PROFIT (LOSS)	(\$10,200)	(\$ 1,825)	(\$11,744)

BANQUET RECEIPTS-KILPATRICK
1/ 1/93 Through 4/13/93

ST_CITY-BANQUET-KILPATR
/13/93

Date	Num	Payee	Memo	Category	Clr Amount
		BALANCE 12/31/92			0.00
		Opening Balance		[BANQUET-KILPATR] X	0.00
3/13		M. DWYER CK 3797			25.00
3/13		J. & R. ROGERS CK72			25.00
3/13		FERGUSON & MEETING			50.00
3/13		K & D MILLER CK4952			25.00
3/13		CHARLEE PEDDICORD CK			25.00
3/13		HARRY & DOT RHODES			25.00
3/13		MARY RISBY CK3116			25.00
3/13		MICHELLE ADAMS CK443			12.00
3/13		CS HACEK CK2337	318 SUGARBERRY		12.50
3/13		ALLAN KROHN CK7215	333 HARVARD 86		25.00
3/13		ROY COBB CK5644	5902 BENT BOUGH		25.00
3/13		LILLIAN SAUER CK137			12.50
3/13		EDWARD MARSHALL CK8	7447 MAPLE TREE		25.00
3/13		TONY DOCHERTY CK2	847-1904		25.00
3/13		JOHN ATCHISON CK223	7602 ANTOINE 4		25.00
3/13		MARK HILLJE CK 994			25.00
3/13		HELEN HOUGH CK4533	445-3518		25.00
3/13		RODHAN GRISCOM CK96	5202 MOSS GLEN		25.00
3/13		RONALD PENNER CK494	14111 RAVENHURS		25.00
3/21		BARBARA MAXEY CK 34	3731 GRENNOCH		25.00
3/21		KATHLEEN SLAYDON CK	725 E. CREEKSID		25.00
3/21		SUZIE LOOP (TRISH NO	409-5322043		12.50
3/21		RICK & LOIS VANCE 30			25.00
3/21		DIANNE BAUMAN CK1495	7551 MAPLETREE		12.50
3/21		MOYNIHAN CK319			12.50
3/21		FINUCANE 466-5508	8919 ARBOR WOOD		25.00
3/21		FIELDS CK4906	7738 SHANGRILA		25.00
3/21		FRANK ROSS CK 3272	286-8469		12.50
3/21		DIRK MCLEOD CK5695	931-9202		25.00
3/21		PAT GANDY	7507 BRUSHWOOD		25.00
3/21		ROBERT DAVENPORT	591-0305		25.00
3/21		GIP (BRIGHTWELL & WI	CK 1005		50.00
3/26		TROY CK2372			50.00
3/26		BONITA WILLIAMS CK0			25.00
3/26		B. MAXEY CK3424			25.00
3/26		JOHN & VIOLA YOUNG C			25.00
3/26		WAYNE NORDEN CK1691			12.50
3/26		OD STEPHENS (CASH)			12.50
3/26		GUY MAZZOLA (CASH)			12.50
		TOTAL 1/ 1/93 - 4/13/93			924.50
		BALANCE 4/13/93			924.50
		TOTAL INFLOWS			924.50
		TOTAL OUTFLOWS			0.00

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
FEBRUARY 10, 1993

A Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:18 p.m. on Wednesday, February 10, 1993 at the home of Ken Miller, 5610 Cone Crest, Houston, Texas. This Board Meeting is the first Board Meeting of the new Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION since January 28, 1993 Annual General Meeting of Members of I.F.C.I.A.

Rick Vance acted as Chairman and called the Meeting to order. Dorothy Miller was appointed taker of minutes for this meeting till a Director could be voted as Secretary.

The following Directors were present:

Robert Davenport
Ken Miller
Mary Risby
Rita Rogers
Rick Vance

The following persons were also present:

Michele Adams
Joanne Ferguson
Dorothy Miller

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

Rick Vance extended a welcome to the returning member of the Board, Rita Rogers, and to the new Board member, Mary Risby. Thanks and gratitude was extended to Joanne Ferguson for all of the work and time that she has spent on I.F.C.I.A. work.

Rick Vance expressed his pleasure with the progress of Board in 1992 and hope for even more progress in 1993. Accomplishments of Board have been impressive in 1992.

Approval of Minutes

Minutes from the January 13, 1993 Meeting of the Board of Directors of I.F.C.I.A. were distributed. The Minutes were read and, upon motion duly made by Ken Miller, seconded by Robert Davenport, 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 held on January 13, 1993 be and they hereby are approved as read.

Approval of Minutes of Annual General Meeting

Minutes from the January 28, 1993 Annual General Meeting of the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION were distributed. The Minutes were read and with the following corrections to be made:

change the term "Shareholders" to read "Members"

Upon motion duly made by Rick Vance, seconded by Ken Miller, and unanimously carried, the following resolution was adopted:

RESOLVED, that the minutes of the Annual General Meeting of the Members of the Inwood Forest Community Improvement Association held on January 28, 1993 be and they hereby are approved as read.

Election of Officers for 1993

Proposed slate of officers was presented by Rick Vance. Directors holding positions currently discussed their view of their positions. It was agreed that the proposed slate covered all vital jobs. Rita Rogers stated that she felt that she could be better for her to stay Assistant Treasurer since she has days available to handle any transactions which cannot be done by Ken Miller due to time constraints. Mary Risby express some hesitation on the position of secretary. Mary wishes to view the proceedings before she fully accepts the position. Joanne Ferguson stated that she would help Mary by showing her the procedures and styles for minutes. Mary suggested that she would feel more comfortable if she

could tape the meetings and then transcribe the tapes for the records. She felt that this would allow her to participate and still take notes. Rick stated that this was acceptable.

Upon motion duly made by Ken Miller, seconded by Robert Davenport, and unanimously carried, the following resolution was adopted:

RESOLVED, that the Slate of Officers for the Board of Directors for I.F.C.I.A be accepted to read:

- Rick Vance - President
- Mary Risby - Secretary
- Ken Miller - Treasurer
- Robert Davenport - Vice President
- Rita Rogers - Vice President
- Robert Davenport - Asst Secretary
- Rita Rogers - Asst Treasurer

COMMITTEE REPORTS

Deed Restrictions Committee

Dorothy Miller distributed copies of her Deed Restrictions Report, a copy of which is attached hereto. The report set forth those homeowners who have moved into Phase I deed violations. No homeowners were listed in Phase II or III. A discussion followed of progress on lawsuit to collect \$500 from the owner of 7903 Antoine. Dorothy stated that Mr. Everett Hartnett, I.F.C.I.A attorney, was securing a court date for the suit and hoped to obtain a temporary injunction to force Mr. Gregg H. Griffin maintain said property. Rick asked Dorothy to keep Board apprised as to progress on this matter. Dorothy stated that we have been advised by legal not to touch the property for at least 6 weeks.

Dorothy Miller stated that 3 homeowners had made application for fencing to their properties. All were approved by the Architectural Control Committee. Application by Mr. & Mrs. Davis of 6003 Green Terrace, for a storage barn was denied by Architectural Controls. As of February 9, no construction has begun. No response has been heard from the applicants concerning the denial. Dorothy stated that she would keep watch.

Community Awareness Committee

Michele Adams reported that she had joined the Greater Inwood Partnership and was a member of the Publicity Committee. Michele stated that the G.I.P. appears to be business driven and as such had the support and finances to back them up. She stated that the meeting she attended

discussed a Realtor's Luncheon, Merchant's Coupon Book, Fun Run, Chili Cook-off, Bar-b-que Cook-Off, and Golf Tournament. Michele stated that Florie Heeks, Leader co-editor, was proposing a spot in the paper for G.I.P. NEWS. G.I.P. was looking for 18 sponsors at \$500 per hole to sponsor a hole for the golf tournament. Golf entry fee to be \$100 per person. Michele stated that I.F.C.I.A. should consider fielding a team. Discussion followed in which each individual Director stated that they would consider entry in the golf tournament.

Discussion followed as to usage of I.F.C.I.A. brochure by Al Danto and the G.I.P. publicity committee. Michele stated that she felt that it was OK for Al Danto to take his brochure as a) idea was Al's to develop a brochure, b) no money had been paid to Al for the brochure development to date, and c) general concept of I.F.C.I.A. had not changed.

Rick Vance stated that the brochure shown to the Board originally focused on INWOOD FOREST and the GOLF CLUB. Any brochure that Al developed for G.I.P. should not focus so heavily on INWOOD FOREST as the only subdivision. Robert Davenport expressed some concern as to people's perception of the amenities offered by INWOOD FOREST, vs. other subdivisions in the INWOOD AREA. Question raised as to what the Board truly desired. Michele Adams stated that she felt that Al should have the brochure back. As CAC chairman, she felt more involved. Rita said to let Al have the brochure. Rita felt that IF could do something latter on. Mary gave the example of Champion Forest and how they have a new neighbor packet. She said to let Al run with it. Ken said that the conflict of interest was cleared with Al. Robert Davenport said OK to releasing brochure provided Al makes the necessary changes. Al needs to clarify his statements. Rick Vance felt that it would reflect poorly in IFCIA if they did not allow Danto to go with the brochure. The benefits to IF would far outweigh the concept of keeping the brochure. IFCIA could develop a resident package at some other time. Robert said that a vote was needed.

Upon motion duly made by Robert, seconded by Rita, and carried unanimously carried, the following resolution was adopted:

RESOLVED, that the I.F.C.I.A. release to Al Danto, for use by the Greater Inwood Partnership, the brochure originally developed for I.F.C.I.A. with the stipulation that clarifications be made concerning INWOOD FOREST and the INWOOD AREA.

Mary Risby stated that she would keep tabs on the project as she was joining the G.I.P.

Esplanade Committee

Rita Rogers presented committee report. Rita stated that a tree project was discussed for the area from Victory Drive south to West Little York on the Antoine Esplanades. She had contact with Mr. Gerald Bacas and with City of Houston Parks & Recreation department. Bacas stated to Rita that the Texas Forestry Office might be better able to help. \$600 quote had been determined for proposed project. Rick, Robert, and Ken felt that this project would better suit some other neighborhood association such as G.I.P. since the area in question was outside of I.F.C.I.A. boundaries.

Rita discussed a proposal for further beautification of areas from Vogel to Antoine on Victory. She is checking with the City of Houston construction departments to determine if any construction is planned. This will enable I.F.C.I.A. to not spend money on a project that may be damaged by a City Public Works project. Rita was going to check with Helen Huey's office for some help in co-ordination.

Discussion of routine maintenance budget followed. Copies of bid proposal from Troy's Landscape & Lawn Care for trimming of trees on esplanades and pool area, mulching of all beds and trees on esplanades. \$1138.75 proposed for expenditure per attached bid. No approval given at this time for this project.

Rita and Michele brought up problem with Section 1 signs for INWOOD FOREST. Rita stated that Brick Entries needed work. Proposal attached. Amount stated to be \$750.00. Cost includes replacing of wood lettering along with cleaning and painting of brick entries. Robert Davenport stated that an alternative of pressure washing should be tried first, since this might do the trick and be more economical for the IFCIA. Robert volunteered to check into this. Pictures submitted.

Rita stated that the fence in Section 1 bounding Section 1 with West Little York is in deplorable state. It needs to be torn down. Rick asked what was the status of most of the homeowners and the relation of their fence to the I.F.C.I.A. fence. Rita stated that most of the people has chain-linked fences although several people had just nailed their fence to the I.F.C.I.A. fence. Most of the yards are horrible with trash and weeds visible from the street once the IF fence is gone. Rick asked if IFCIA had the right to tear down. Plat maps being gotten from Deed Restrictions to check as to fence lines. Mary Risby stated that she would try to come up with some alternatives. She did not really care for either tearing down or replacement due to the cost of both. Bid from Troy's Landscape & Lawn Care of \$1450.00 for removal, hauling away, labor, and dumping. Rick Vance stated that the project should be tabled for now. All Directors agreed to table project for now which would give Mary Risby time to

explore all alternatives. Pictures submitted.

While all were in agreement, all of the above projects were needed, Rick Vance asked for a detailed plan of action before any project be begun.

Upon motion duly made by Rick Vance, seconded by Robert, and unanimously carried, the following resolution was adopted:

RESOLVED, that a Plan of Action be developed for solving the problems faced by I.F.C.I.A. concerning repairs to brick entries and demolition of fencing in Section 1 of INWOOD FOREST.

All bids received by Rita Rogers concerning esplanades were submitted and duly attached.

Pool Report

Rick Vance expressed his intention to turn over the pool responsibilities to Robert Davenport. Robert stated that he would be happy to handle this project for 1993. Discussion followed concerning competitive bidding on pool contract. Current contract with Toucan runs out March 31, 1993. Robert stated that he would get bids. Name of several other pool companies given to Robert as companies that also service other local neighborhood associations.

Robert expressed concerns over repairs needed to pool pump house and pool pumps themselves. Rita Rogers had gotten a bid for repairs to pump house. See attached. Robert stated that he would make a detailed repair list for pool area and submit list to Board for further discussion.

Other Projects

Robert Davenport submitted detailed map of proposed street lights to be requested by I.F.C.I.A. Robert stated that the City followed no consistency in placing of lights for North side of 4400 Victory. Robert placed proposed lights at 200 ft intervals from pool drive per City of Houston requirements. Rick thanked Robert and stated that he would make formal request of City and Houston Lighting and Power using Robert's supporting documentation. Helen Huey's council office will help keep tabs on I.F.C.I.A. request. Project to cost \$717.00 for all three lights.

Upon motion duly made by Robert Davenport, seconded by Rick Vance, and unanimously carried, the following resolution was adopted:

RESOLVED, that the I.F.C.I.A. fund the placing of three street lights for the I.F.C.I.A. pool-park area. Funding to be in the amount of \$717.00 in total.

Other Business

Rita Rogers stated that painting of Pool House, pump house, and garage was completed by January 28, 1993 meeting. Bill submitted and paid per this February 10, 1993 meeting.

Robert to look into electrical hook-up problems at pump house. Joanne Ferguson has name of a good electrical contractor.

Rick Vance discussed Property Tax Issue. He is consulting Hartnett about plan of action in order to resolve issue as soon as possible. Ken Miller submitted proposal as to how I.F.C.I.A. should approach subject. Ken Miller offered to help Rick with any contacts needing to be made to clear matter.

Rick Vance was approached by Pat Gandy about the I.F.C.I.A. joining the Greater Inwood Partnership. It was decided that the G.I.P. was providing a excellent opportunity for forming the Inwood Area into a cohesive unit.

Upon motion duly made by Rick Vance, seconded by Ken Miller, and unanimously carried, the following resolution was adopted:

RESOLVED, that the Board of Directors has voted to join the Greater Inwood Partnership. Dues of \$100 approved. Mary Risby to be official representative to the Greater Inwood Partnership with 2nd position to alternate among Directors as they are able to attend monthly breakfast meeting.

Rick stated that he would send a cover letter along with the dues of \$100 to G.I.P.

Upon motion duly made by Rick Vance, seconded by Ken Miller, and unanimously carried, the following resolution was adopted:

RESOLVE, that contract with existing mosquito fogging company be renewed with the provision of a speed limit being expressly mentioned.

Rick Vance signed on contract renewal and stated that he would mail in copy.

Treasurer's Report

Ken Miller passed unaudited CPA statement to Directors for their perusal. Ken stated that report was late as to computer problems that Mike Dwyer has been having recently.

Discussion followed concerning clarification of some expenditures.

Upon motion duly made by Ken Miller, seconded by Robert Davenport, and unanimously carried, the following resolution was adopted:

RESOLVE, that the Board of Directors for I.F.C.I.A. accept the Treasurer's report for January, 1993 as so presented.

Rick Vance expressed desire to keep future Board Meetings to 1 to 1 1/2 hours in length. Asked every committee chairman to have a report ready to be read and acted upon for future meetings.

Next meeting is scheduled for March 10, 1993 at the home of Robert Davenport at 7:00 p.m. April, 1993 meeting to be held at Rita Rogers.

Rick Vance asked if there was any other business that needed to be discussed. With no further discussion, motion to adjourn made by Ken Miller, seconded by Mary Risby, and unanimously carried, the first 1993 Meeting of the Board of Directors for Inwood Forest Community Improvement Association was adjourned at 9:30 p.m.

Mary Risby
Secretary of the Meeting

APPROVED:

Rick Vance
Chairman of the Meeting

Minutes of Meeting
of the Board of Directors of
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

March 10, 1993

A Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held at 7:05 p.m. at the home of Robert Davenport, 7219 Leaning Oak, Houston, Texas.

Rick Vance, Chairman called the meeting to order. Mary Risby, Secretary of the meeting.

The following Directors were present:

Rick Vance
Mary Risby
Ken Miller
Rita Rogers
Robert Davenport

The following person was also present:

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

Minutes from the February 10, 1993 Meeting of the Board of Directors of I.F.C.I.A. were distributed. The minutes were read and with the following corrections made:

change motion made by Rick Vance to read Robert Davenport. change seconded by Ken Miller to read Rick Vance.

change last line under Resolved to read: are approved as read March 10, 1993.

change the last line of the third paragraph under Esplanade Committee. The line - no approval given at this time for this project, should be deleted.

change the last line of the last paragraph under Other Business.-- and stated that he would mail in copy -- should be deleted.

Upon motion duly made by Rick Vance and second by Robert Davenport and unanimously carried, the following resolution was adopted.

RESOLVED, that the minutes of the meeting of March 10, 1993 of the I.F.C.I.A. with the aforementioned changes be and therefore hereby approved as read March 10, 1993.

Treasurer's Report

Ken Miller reported that the treasurer's report was incomplete at this time, but should be completed during the meeting and would be distributed as soon as it was received. The bills with checks to be signed were presented..

Committee Reports

Pool

Robert Davenport stated that he had inspected our pool and found trouble with the sand filters. It appears that the present contractor has not been properly maintaining the filters. Robert farther states that the tops are badly rusted. Rick Vance said that he was not sure what the maintenance agreement on the sand filters were and that the corrosion present may have come about with time. There also may have been problems with the supervisors. Robert stated that he had the names of several maintenance companies. Southwestern Pool management that does Oaks of Inwood pool was one of Rick's recommendations. D. S. Recreational services was called and he spoke to Chris Davis, the president of the corporation. D & S recreational Services made a offer to service the pool for \$17,800.00 which is \$185.00 less than our present contractor. They also included a letter of recommendation with the offer. D & S agreed to check our sand filters and let us know the state of the filters. Mr. Davis feels that the pumps are in good condition. Rita Rogers questioned the type of staff that D & S employed. Robert stated that this was outlined in the proposal and included demographics of employees. D & S lifeguards are certified to give swimming lessons.

Rick expressed concern about notifying the present pool contractor that we were studying other bids and give him to opportunity to submit a new bid. Rick felt this was a courtesy that should be extended.

Upon motion duly made by Rick Vance to table the pool maintenance issue and discuss it at a later meeting,

seconded by Ken Miller and unanimously carried.

Resolved, that the obtaining of bids for pool maintenance be tabled at this time, further discussion to follow later in March.

Robert Davenport presented letters from the City of Houston from Helen Huey's office and from Sandy Stone in the Street Lighting Section regarding the proposed lights for the pool and park area. In the letter signed from the Street Lighting Section, the cost of the lights had increased to \$366.00. She also mentioned a change by Houston Lighting and Power Company. Ms. Stone could not quote the amount of Power Company's charges. A question was raised regarding the type of zoning in the area of the park. Rita Rogers stated that the zoning for this area was restricted. Robert Davenport will check the zoning regulations and contact Helen Huey's office regarding the cost and placement of the lights. Rick Vance suggested that the number of lights to be installed should be discussed after we have received a response from Helen Huey's office regarding the cost of the lights.

Security

Rita Rogers attended the last security meeting. The closing of certain streets as a security measure was discussed. The streets recommended for closing are as follows: Streamside at W. Gulf Bank, Green Lawn at W. Gulf Bank, and Lawn Leaf at Green Lawn. The Security Committee want the I.F.C.I.A. to approve their recommended street closings. Mary Risby stated that closing would put too much traffic on Arnecliffe because residents on Streamside and Bent Bough would have to use Arnecliffe to exit Inwood. Mary further stated that Streamside on the other side of W. Gulf Bank needed to be closed. Rita reminded us that Streamside at that point was in Inwood North and out of the city limits. Robert questioned the reason for closing Streamside at W. Gulf Bank. Rita said the Security Committee was concerned about the traffic through the development. Discussion followed regarding the closing of Green Lawn at Long Leaf and what the regulations are regarding the closing of any street. Robert Davenport stated that he had gotten some calls regarding some people cutting through Lemon Tree and they wanted it closed. Rita stated that there is a lot involved in closing streets, i.e., bus routes and mail routes being changed. We should be careful not to serve small interest groups in closing streets.

Resolved, that Rita will report to the Security Committee that we need more information regarding the reasons for street closing and the effect it would have on the people residing in those areas. I.F.C.I.A. needs more information before acting on these recommendations.

Dorothy Miller reported that information from security patrol indicate that we are at a breakeven point. Rick stated that the security officers may not have enough money to cover expenses. The largest expense was the officers' pay. Lack of funds may cause the hours the officers patrol to be cut. The amount of funds collected for the security patrol has a tendency to increase after the holidays. Robert suggested that we have a program to plan for fluctuating patrol times based on need. The Security Patrol is financially stable at present but we should have a plan for future need.

Deed Restriction

Dorothy reported two houses on Maple Tree at 7523 and 7527 have maintenance problems with their yards, front and back. 7523 Maple Tree has failed to submit plans for construction. 7527 Maple Tree has a camper parked in the driveway. Dorothy was concerned because of the visibility of the yards from the golf course.

Phase II - None

Phase III- None

Mr. Griffin's case has been submitted to the Constable by the attorney in an attempt to serve paper. The Constable's attempts have been unsuccessful.

Architectural Control

Applications submitted for a storage building at 6003 Green Lawn were resubmitted at the February meeting. The issue has been resolved with the building at least twenty feet from the outer bound marker and submitted as a greenhouse with window boxes.

Dorothy stated that we have received about \$480.00 in maintenance fees. There are several more liens that must be released. Robert asked about the additional \$20.00 fee, Rita stated that 400 houses paid the additional fee.

Esplandes

Rita Rogers reported that work is being done in the flower beds at Victory and ^{West} Forest. The fences of section 1 are in violation of their deed restrictions.

Improving the brick entrance to section 1 has been delayed at present. Rita suggested that as long as the improvement remain within the approved budget for the esplandes, every detail of the proposed plans would not have to be approved by the I.F.C.I.A. Board.

Upon motion duly made by Mary Risby, seconded by Rick Vance that we allow the Esplanades Committee to make decision regarding color and types of signs proposed by informing the Board of the colors and style to be used to improve the entrance to Section 1. The motion was unanimously carried.

Resolved, that the esplanades committee will chose the type of signs, color and improvements to the entrance of Section 1 and inform the Board of Directors.

Other Business

Property Taxes

Rick stated that Everett Hartnett had made good headway in dealing with the tax issues. Our property was reevaluated to \$12,500 retroactive to 1991. Our taxes have been significantly reduced. Everett is proceeding to get further reductions.

Greater Inwood Partnership

Dorothy Miller advised us about the survey that was being conducted in our neighborhood. Dorothy states that she will make 150 more surveys will be distributed so that a good data base of information about our community can be established. Dorothy further stated that we had gotten a letter from Mr. Vance concerning the use of our parking lot at the park. The letter thanked us for offering the parking lot and it was graciously accepted. The parking lot will be used as the destaging area for the parade to be held May 15th down Antoine. The younger children will turn off at Victory and the parents can pick them up in the parking lot. The older children will continue to Oaks of Inwood parking lot. The City has given permission to close Antoine from Eisenhower High School down to Victory. It's a funky parade!! The northbound lanes will be closed from 10 a.m. to 12 noon. There will also be a barbecue cook off at Oaks of Inwood shopping center parking lot. There will be balloon rides at HE^B Charlie Alexander will be coordinating security with the HAD and the Sheriff's Department.

Dorothy reported that on the golf tournament, 11 holes had been bought at \$500.00 per hole. The golf tournament is April 19th and there are still some spaces available. See Dorothy Miller for applications.

Dorothy also reported that the \$100.00 paid to the G.I.P. allowed I.F.C.I.A. to have three people present as representatives for the breakfast.

There was no further business, the meeting was adjourned at 8:40 p.m..

Mary Risby, Secretary

Approved: _____
Rick Vance, Chairman



CITY OF HOUSTON

Post Office Box 1562 Houston, Texas 77251-1562

Bob Lanier, Mayor

CITY COUNCIL MEMBERS: Heien Huey Ernest McGowen, Sr. Vince Ryan Alfred J. Calloway Frank O. Mancuso John G. Goodner Christin Hartung
Cynthia Canales Garczynski Ben T. Reyes Gracie Guzman Saenz Eleanor Tinsley Jim Greenwood Sheila Jackson Lee Judson W. Robinson III CITY CONTROLLER: George Greer

March 17, 1993

Dear Concerned Citizen:

Once again subdivisions with deed restrictions against allowing commercial home day care center facilities are under attack.

Legislation has been introduced in Austin (HB1268 by Libby Linebarger (D) of Manchaca and two Senate bills, SB1156 and SB1166 by Gonzalo Barrientos (D) of Austin) that would classify commercial home day care centers as family homes, and allow them to operate in all subdivisions, including those with deed restrictions or zoning regulations that oppose them.

Under current laws, family homes must be allowed in residential neighborhoods, and include homes for physically and mentally challenged persons.


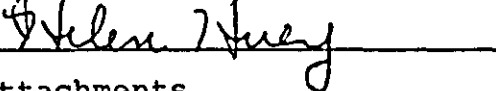
Ironically, the day care proposals come as Houston is spending enormous amounts of money on zoning with the avowed purpose of protecting residential neighborhoods.



We believe that subdivisions that want commercial day care facilities in their neighborhoods should have them, and indeed some of them have elected to change their deed restrictions to allow home day care centers. But to have legislation that would mandate this and not give subdivisions a choice is unthinkable.

Thanks to strong opposition from persons like you, similar legislation that was introduced at the last session of the Legislature was defeated.

We are asking you to again contact members of the Houston City Council and its Legislative Committee, as well as your state representative and state senator, and voice your strong disapproval of this bill. (See attached lists)

Again, we are not against commercial day care centers in residential areas that want them. We simply oppose this attempt to legislate businesses in residential areas that do not want them. Thank you for your assistance and since time is of the essence, please take a moment to make your contacts as soon as possible.

Attachments

Address for Mayor & City Council Members:

P.O. Box 1562
Houston, Texas 77251

Mayor Bob Lanier
247-2200

Council Member phone numbers:

Christin Hartung (Chair, Legislative Committee)
247-2007

Helen Huey (Member, Legislative Committee)
247-2010

Ernest McGowen (Member, Legislative Committee)
247-2009

Vince Ryan
247-2004

Al Calloway (Member, Legislative Committee)
247-2001

Frank Mancuso
247-2008 .

John Goodner
247-2002

Cynthia Gorczynski
247-2003

Ben Reyes (Member, Legislative Committee)
247-2011

Gracie Saenz (Member, Legislative Committee)
247-2014

Eleanor Tinsley
247-2013

Jim Greenwood
247-2005

Sheila Jackson Lee (Member, Legislative Committee)
247-2006

Judson Robinson III
247-2012

2
1
ADDRESS FOR SENATORS

State Senator
P.O. Box 12068
Austin, Texas 78711

J.E. "Buster" Brown
512/463-0117
621-1396 (Houston office)

Rodney Ellis
512/463-0113
236-0306 (Houston office)

Don Henderson
512/463-0107
469-1977 (Houston office)

Carl Parker
512/463-0104
409/985-2591 (District office)

Jerry Patterson
512/463-0111
481-8818 (Houston office)

Dan Shelley
512/463-0106
446-5600 (Houston office)

John Whitmire
512/463-0115
864-8701 (Houston office)

Address for State Representatives

State Representative
P.O. Box 2910
Austin, Texas 78768-2910

Kevin Bailey
512/463-0924
847-9000

Fred Bosse
512/463-0660
453-6336

Garnet Coleman
512/463-0524
520-5355

Joe Crabb
512/463-0520
No District office

John Culberson
512/463-0528
558-7018

Debra Danburg
512/463-0504
No District Office

Diana Davila
512/463-0732
926-8777

Harold Dutton
512/463-0510
692-9192

Robert Eckels
512/463-0512
No District Office

Al Edwards
512/463-0514
741-8800

Yolanda Flores
512/463-0620
471-4688

Mario Gallegos, Jr.
512/463-0614
678-8600

Peggy Hamric
512/463-0496
890-1200

Talmadge Heflin
512/463-0568
498-6343

Paul Hilbert
512/463-0572
537-5252

Scott Hochberg
512/463-0492
660-7783

Mike Jackson
512/463-0734
471-8188

Sue Schechter
512/463-0748
666-1189

Ashley Smith
512/463-0696
658-2323

Dalton Smith
512/463-0722
932-0700

Robert Talton
512/463-0460
472-0539

Senfronia Thompson
512/463-0720
633-3390

Sylvester Turner
512/463-0554
681-1711

Ron Wilson
512/463-0744
731-2400

Ken Yarbrough
512/463-0648
681-1300

By: Linebarger

H.B. No. 1268

73R3600 MJW-D

A BILL TO BE ENTITLED

AN ACT

relating to registration requirements for family homes and to deed and zoning restrictions of family homes; providing penalties.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. (a) The legislature recognizes that the demand for child care is increasing and that family homes are the primary child care choice for the parents of Texas. Family home care is especially critical in serving parents with infants and parents of chronically ill or disabled children. As the demand for child care options increases, it is important to increase the availability of and encourage quality in the services provided by family homes.

(b) Family homes are required by law to operate in a residential setting and are compatible with other residential activities. Nevertheless, local deed restrictions and zoning ordinances often operate to prohibit family homes. As a result, some providers do not register with the Texas Department of Human Services, resulting in unregulated, potentially inappropriate, or even dangerous child care.

(c) It is the intent of the legislature that a coordinated, comprehensive system of child care services be made available to the parents of Texas; that family homes remain a viable choice for parents; that unregulated family homes become registered so that the quality of their services will be improved; and that the legal status of family homes in residential areas be clarified so that

the availability of family home care will increase.

SECTION 2. Section 42.002(9), Human Resources Code, is amended to read as follows:

(9) "Family home" means a home that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school children, but the total number of children, including the caretaker's own, does not exceed + 12 at any given time. The term does not include a home that
+ provides care exclusively for any number of children who are the
+ children, grandchildren, nieces, or nephews of the caretaker,
+ whether by affinity or consanguinity or as the result of a
+ relationship created by a court decree.

SECTION 3. Sections 42.052(c) and (f), Human Resources Code, are amended to read as follows:

(c) A family home that provides care for three or fewer + children, excluding the caretaker's own children, may register with the division. A family home that provides care for four or more + children, excluding the caretaker's own children, or that receives
+ federal, state, or local funds administered through the department
+ for the purchase of child care services, must register with the division. A registration remains valid until revoked or surrendered. The operator of a registered home must display the registration in a prominent place at the home.

(f) A family home may not place a public advertisement that uses the title "registered family home" or any variation of the

phrase unless the home is registered with the division under this chapter. Any public advertisement for a registered family home which uses the title "registered family home" must contain a provision in bold type stating: "THIS HOME IS REGISTERED WITH THE
- TEXAS DEPARTMENT OF HUMAN SERVICES BUT IS NOT LICENSED OR
- INSPECTED."

SECTION 4. Section 42.075(a), Human Resources Code, is amended to read as follows:

(a) A person is subject to a civil penalty of not less than \$50 nor more than \$100 for each day of violation and for each act of violation if the person:

- (1) threatens serious harm to a child in a facility by violating a provision of this chapter or a department rule or standard;
- (2) violates a provision of this chapter or a department rule or standard three or more times within a 12-month period; or
- (3) places a public advertisement for an unlicensed facility; or
- (4) operates a family home that is not registered with the division as required by Section 42.052(c) of this code.

SECTION 5. Section 42.076(c), Human Resources Code, is amended to read as follows:

- (c) A person who operates a family home that is not registered with the division as required by Section 42.052(c) of this code or who places an advertisement for a registered family home in violation of Section 42.052(f) of this code commits a Class

C misdemeanor.

SECTION 6. Title 11, Property Code, is amended by adding Chapter 204 to read as follows:

+ CHAPTER 204. FAMILY HOME ACCEPTABLE AS RESIDENTIAL USE

+ Sec. 204.001. APPLICABILITY OF CHAPTER. (a) This chapter

+ applies to each residential real estate subdivision in the state.

+ (b) This chapter does not prohibit a restriction on the
+ operation of family homes in a condominium or other multifamily
+ structure in which dwelling units are individually owned.

+ Sec. 204.002. DEFINITIONS. In this chapter:

+ (1) "Family home" means a residential home that meets
+ the definition of and requirements applicable to a family home
+ under Chapter 42, Human Resources Code.

+ (2) "Owner" has the meaning assigned by Section
+ 201.003.

+ (3) "Residential real estate subdivision" or
+ "subdivision" has the meaning assigned by Section 201.003.

+ (4) "Restrictive covenant" has the meaning assigned by
+ Section 202.001.

+ Sec. 204.003. BAN ON FAMILY HOME IN SUBDIVISION PROHIBITED.

+ Owners in a subdivision may not prohibit the use of property in the
+ subdivision as a family home through a restrictive covenant. A
+ restrictive covenant that prohibits such use is void.

+ Sec. 204.004. REQUIREMENTS FOR FAMILY HOME PERMITTED. (a)

+ Owners of property in a subdivision may by restrictive covenant
+ prescribe requirements relating to the operation of a family home
+ if the requirements do not have the effect of indirectly

+ prohibiting the use of property as a family home or of unduly
+ restricting the operation of a family home.

+ (b) Requirements under this section may include:

+ (1) spacing and density requirements;

+ (2) requirements relating to use of common areas

+ within the subdivision; and

+ (3) restrictions on the total number of children cared
+ for in a registered family home as long as a minimum of six
+ children per family home is allowed.

SECTION 7. Subchapter A, Chapter 211, Local Government Code,
is amended by adding Section 211.0031 to read as follows:

+ Sec. 211.0031. ZONING OF FAMILY HOMES. (a) Use of property
+ as a family home registered under Chapter 42, Human Resources Code,
+ constitutes a residential use of the property for zoning purposes,
+ and the governing body of a municipality shall consider that use
+ as a permitted use in all zones in which residential uses are
+ permitted, including zones for single family dwellings.

+ (b) This section does not prohibit a municipality from
+ placing a restriction on registered family homes under its zoning
+ authority if the restriction:

+ (1) applies equally to other residences subject to the
+ zoning authority; and

+ (2) does not have the effect of totally prohibiting
+ the operation of registered family homes in the regulated area.

+ (c) A municipality may use its zoning authority to:

+ (1) regulate the spacing or density of registered
+ family homes within a defined residential area;

+ (2) restrict the total number of children cared for in
+ a registered family home so long as the municipality allows a
+ minimum of six children per family home and follows the guidelines
+ established by the Texas Department of Human Services regarding the
+ number of children cared for in a family home; and

+ (3) require notification before a registered provider
+ offers family home care.

+ (d) This section does not preempt or effect a prohibition
+ against a family home that is included in a restrictive covenant
+ that complies with Chapter 204, Property Code.

+ (e) In this section, "family home" means a residential home
+ that meets the definition of and requirements applicable to a
+ family home under Chapter 42, Human Resources Code.

SECTION 8. (a) This Act takes effect September 1, 1993.

(b) The change in law made by Section 6 of this Act applies to a restrictive covenant without regard to whether the restrictive covenant is adopted before, on, or after the effective date of this Act. A restrictive covenant that prohibits use of property in a residential real estate subdivision as a family home is void on the effective date of this Act.

SECTION 9. The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended.



CITY OF DALLAS

March 25, 1993

Ms. Jean Saleaton
5433 Westtimer, #620
Houston, Texas 77056

Dear Ms. Saleaton:

Per your request, the following information is being provided.

With regard to Child Care in the Home, Code enforcement activity has been minimal since, the level of complaints has been low. In addition, another reason for this has to do with the type of activity (child care) which, for the most part, is not an intrusion into the neighborhoods.

Please let me know if you have any further questions by calling me at (214) 670-3245.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramiro Lopez', written over a horizontal line.

Ramiro Lopez
Code Enforcement Division Manager

ebw/chd.lop

May

MINUTES SPECIAL MEETING
BOARD OF DIRECTORS
MARCH 28, 1993

TOPIC: POOL CONTRACT

SPECIAL MEETING OF THE INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION WAS CALLED FOR MARCH 28, 1993, AT THE IFCIA POOL ON VICTORY DRIVE, HOUSTON, TEXAS 77088.

MEETING CALLED TO ORDER THIS DATE AT 6:48 PM.
MEETING PRESIDED OVER BY ASSOCIATION PRESIDENT RICK VANCE.

MEMBERS IN ATTENDANCE: RICK VANCE
KEN MILLER
RITA ROGERS
MARY RISBY
ROBERT DAVENPORT

MINUTES FOR THIS MEETING WERE TAKEN BY DOROTHY MILLER.

Rick Vance stated that as responsibility for the pool contracts and the maintenance fell to Robert Davenport, Mr. Davenport would be conducting the meeting.

Robert stated that he had receive bids for the pool contract from the following companies:

DS Recreational Services, Inc.
Southwest Pool Management, Inc.
Toucan Pool Management, Inc.

He has met with representatives of 2 of the companies. Toucan did not send a representative or call back. They only sent the new proposal.

Copies of the current contract with Toucan and copies of the proposals were given to each board member earlier, March 26, 1993, so that the members could look over them.

Robert stated that the pool pumps had been looked at by DS and Southwest Pool. Both companies stated that pumps in need of maintenance. Pumps appeared to have had very little if any maintenance.

Robert stated that he wished to review the amounts submitted. All amounts should reflect no tax as IFCIA is tax exempt per a State of Texas certificate.

Bids proposed:

	CURRENT	PROPOSED
Toucan	17,985.60	18,972.00
DS		17,800.00
Southwest		15,414.56

All three bids were identical in respect to total hours of pool operation and services rendered to equipment.

Southwest stated that their life guards started at age 16. DS stated that their life guards started at age 18.

Southwest & DS stated that pumps and filters should be inspected every year. Both companies stated that there was no way that our filters could have been inspected since the bolts were rusted shut. Did not see how present company could have inspected them.

Southwest stated that replacement filters and repairs to the pump house would run less than \$2000.00. DS did not give an estimate. Toucan had stated previously that they could do the job for \$10,000.00.

Mr. Vance noted that insurance had paid for a new pump sometime in 1991. Current pump should be ok but may need some oiling and cleaning.

Southwest & DS stated that they could not give any estimate on fixing the baby pool's circulation problem without extensive investigation of it's flow system.

At this point in Robert's presentation, Rick asked that each board member express their concerns about the pool and their expectations from the pool company to be chosen:

- Rick--several incidents at other pools that enforce the idea that the older the lifeguard the better.
- Rita--Toucan did not respond personally to request for bid on contract renewal. They seem to offer nothing new except increase of \$987.00.
- Mary--complacency does not bode well for their response to IFCIA needs
- Ken---increase in contract shows that they do not feel that they are in a competitive situation
- Robert--failure of timely response to a problem that we might have at pool does not reflect well on Toucan

All expressed that the pool company should maintain a high level of contact with IFCIA concerning any potential maintenance problems---responsiveness to IFCIA concerns very important.

Discussion followed concerning differences of proposals.
Age of lifeguards of major importance to all of board.
Frequency of supervisor visitations important.

Discussed keeping IFCIA gate guards. All agreed that this was excellent idea. They work for IFCIA and as such will act as our watchdogs. By a voice affirmation, all agreed to keep IFCIA gate guards. Rick stated that he has never had a problem with the two young men that he hired in this capacity. Both are very responsible.

Ken Miller stated that it was time to vote on the proposals.

Motion made by Ken Miller to poll each member of board for their vote and why they were voting that way. Seconded by Mary Risby. Passed unanimously.

Vote:	Rick Vance	DS Recreational Services, Inc. age of guards-level of supervision
	Rita Rogers	DS Recreational Services, Inc. age of guards
	Mary Risby	DS Recreational Services, Inc. age of guards & level of response
	Ken Miller	DS Recreational Services, Inc. age of guards & level of response (while price of Southwest was cheaper-sometimes total package must be compared as to being more comfortable with.)
	Robert Davenport	DS Recreational Services, Inc. for all of above reasons

DS has a 15 day cancellation policy if any problems are encountered by either party.

Motion made by Ken Miller:

Be it resolved that DS Recreational Services, Inc. be awarded the service & maintenance contract for the IFCIA pool for the year March, 1993 to March, 1994.

Motion seconded by Rick Vance. Motion accepted unanimously.

Additional business:

Rita Rogers expressed a desire to honor Joanne Ferguson for all of the effort that she put into the successful awards banquet for Jim Kilpatrick. Suggestions were entertained to give her a gift. Dorothy Miller stated that round-trip for 2 on the Texas Limited would be a nice idea. Rick Vance approved this idea. Motion made by Rick to set budget of \$200, preferably less for tickets for two.

Dorothy stated that she would get prices and contact Rick before making purchase of open-ended tickets.

Motion to adjourn by Rick Vance. Seconded by Ken Miller.
So moved unanimously.

Meeting adjourned at 7:46 pm.

Dorothy A. Miller March 28, 1993

Rick

7738 Antoine Dr.
Houston, Texas 77088

Mr. Ken Miller
Member, Board of Directors
Inwood Forest Community Improvement Assoc.
5610 Cone Crest
Houston, Texas 77088

March 23, 1993

Dear Ken and Dorothy:

I would like to suggest a proposal that you may want to discuss with the other board members at your next meeting.

I have lived on Antoine Drive for almost two years, and every now and then I see dead ducks on the street that have been run over by passing vehicles.

I recently discovered that warning signs exist which warn motorists of ducks crossing the roadway. I have included a copy of such a sign from the sign catalog from one of our suppliers here at METRO. I believe that these signs could be erected on both entrances to Inwood Forest on Antoine Drive, and they would serve a double function: (1) warn all motorists of the potential crossing of ducks (and maybe cause them to drive a little slower!), and (2) display the fact that Inwood Forest residents care about the welfare of our "wildlife."

Please let me know what you think about this idea.

The City of Houston Traffic and Transportation Department would need to be contacted concerning this proposal, should we decide to follow up on this issue.

Sincerely,
Markus Hillje
Markus Hillje

Encl.



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

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

March 22, 1993

FACSIMILE - 247-2355

The Honorable Bob Lanier
Mayor of the City of Houston
City Hall
901 Bagby
Houston, Texas
77001

Dear Mayor Lanier:

The Inwood Forest Community Improvement Association represents over 1,250 homeowners in the Inwood Forest subdivision. As a Community of Interest in the current proposed redistricting for city council member representation purposes, we wish to adamantly state our opposition to moving Inwood Forest from its current city council district position.

Our District A council member, Helen Huey, was chosen to be our representative on the city council. It is hard to imagine how the city could even consider the disenfranchisement of an entire community. Certainly you agree that any change against a community's wishes would not be a good change.

Yours very truly,

Richard Vance
President
Inwood Forest Community Improvement Association

RV:dfn

cc: All Houston City Council Members
IFCIA Board of Directors

C:\RV\MAR\LET17

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

713-370-7799

April 26, 1993

Mr. Richard Vance
President, Inwood Forest
Community Improvement Association
5740 W. Little York, Box 349
Houston, Texas 77091

Re: Inwood Forest Community Improvement Association; Gregg
H. Griffin; Violation of Deed Restrictions for Property
Located at 7903 Antoine in Inwood Forest, Section Ten

Dear Mr. Vance:

Per your and Dorothy Miller's request, the following legal
opinion is presented in connection with the above referenced
matter. The Association has requested that I address the
following issues:

- (1) Whether legal action should be pursued against Gregg H.
Griffin and Virginia Carol Griffin to require them to
maintain the Lot at 7903 Antoine in Inwood Forest,
Section Ten.
- (2) What are the legal procedures and the probable outcome
of such litigation?
- (3) Should a foreclosure lawsuit be coupled with the
injunction lawsuit?
- (4) What is the anticipated cost of such litigation?

The first two items will be discussed in conjunction with
one another. The legal action which would be filed against the
Griffins is a Petition for Injunctive Relief to have the Court
mandatorily compel the Griffins to maintain the Lot on such terms
and in which manner which may be prescribed by the Court.
Basically, such terms and manner would be that which the
Association could convince the Court would be reasonably
necessary to properly maintain the appearance and safety of the
Lot. I would assume that required maintenance would be at least
every other month and possibly monthly during May through
September. We would request that this maintenance program be
ordered to be continued so long as the Lot is vacant and the

Griffins own that Lot.

The lawsuit would be filed for both a temporary injunction and a permanent injunction. I do not recommend the filing of a Temporary Restraining Order (TRO) for three reasons: (1) the Griffins will probably be very difficult to serve and the TRO is only valid after it is served on the Defendants; (2) because of the potential service problems, the Griffins may have to be served by publication or by substituted service and the Court will not grant a TRO with service by publication or by substituted service; and (3) the filing fees, service fees, bond cost and attorney fees for a TRO would exceed \$2,500.00. Therefore, only a temporary injunction would be considered.

We would also request in the Petition that the Association be awarded the \$500.00 which it expended for prior maintenance of the Lot as well as any amounts which it may expend in the future for lot maintenance. This matter is discussed in greater detail below.

The probable outcome for such a lawsuit would be very favorable. The Court would issue an Order compelling the Griffins to maintain the Lot. If the Griffins failed to maintain the Lot, then the Court could hold the Griffins in contempt of court and impose fines and even incarceration.

If litigation is not pursued against the Griffins, then the Association would have to maintain the Lot indefinitely. For whatever reason, that Lot has not been sold during the past six or seven years. Therefore, the Association may have to continue maintenance of the Lot for several years. I understand that the cost of maintaining the Lot might be about \$2,000.00 annually. Certainly, a minimum amount would be \$1,000.00 annually. This expenditure must be balanced against the anticipated cost of litigation, as discussed below.

Even if we are not able to obtain an injunction against the Griffins, we should be able to obtain a Court Order allowing the Association to maintain the Lot and permitting the Association to attach the cost of such maintenance as a Lien against the property. Without the Court-ordered lien, the Association would be required to file lawsuits each year or so to collect the money that it expends in maintaining the Lot.

The injunction lawsuit should be coupled with the foreclosure lawsuit for several reasons. First, the Association may have to foreclose on that Lot anyway and the coupling of the foreclosure lawsuit with the injunction lawsuit will avoid a multiplicity of lawsuits. That would result in a significant reduction in attorney fees. Second, the attorney fees' for the foreclosure lawsuit would be attached as a lien against the property and would, therefore, be recoverable. Third, the

foreclosure lawsuit might force the Griffins to respond to our lawsuit. Otherwise, the Griffins might avoid service. Faced with losing the property or responding to the lawsuit, the Griffins may respond. This is crucial because the Court cannot issue a contempt order unless we are able to either personally serve the Griffins with the initial lawsuit or are able to personally serve them later with the judgment.

In my opinion, the filing of the foreclosure lawsuit against the Griffins, while not filing that lawsuit against other homeowners in a similar situation, is not discriminatory or violative of any duty on the part of the Association. The foreclosure lawsuit would be justified on the basis of avoiding a multiplicity of lawsuits. There are apparently no other homeowners against whom the Association might file both a legal action to enforce the deed restrictions and a foreclosure lawsuit to collect past-due assessment fees; therefore, only a foreclosure lawsuit would be filed against such homeowners. The attorney's fees might not be justified in a situation involving solely the collection of past-due assessment fees. That issue, however, is not being addressed in this opinion.

The anticipated cost of the Griffin lawsuit is a minimum of \$2,500.00 to a maximum of \$4,000.00, plus anticipated court costs of \$300.00. That estimate includes the filing of the lawsuit, the hearing on temporary injunction, the final hearing on the permanent injunction and foreclosure and the drafting of the final judgment. If personal service is obtained on the Griffins and they fail to answer, then the Association would take a Default Judgment and the anticipated cost of litigation would probably be less than \$2,500.00. If the Griffins are personally served, they file an answer and the case goes to a final trial, then the cost would very close to the \$4,000.00 amount.

Factors that could increase the attorney fees are as follows: (1) the Griffins may be very difficult to serve and, therefore, we may have to issue substituted service or service by publication thereby increasing the additional service fees and attorney fees'; (2) the Griffins may retain an attorney who conducts extensive discovery (i.e., Interrogatories, Requests for Production of Documents and Depositions); and (3) the Griffins may set the case for jury trial. I do not anticipate any of the latter events occurring; however, such events have occurred in some of my other homeowners association litigation.

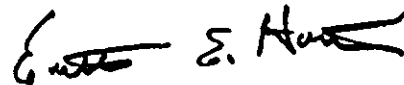
The attorney's fee would be recoverable as part of the Judgment. However, the amount of attorney's fees awarded will be solely within the discretion of the Court. Therefore, all of the attorney's fees may not be collected. The Association would also have to issue a Writ of Execution against the Griffins to collect the Judgment. It appears that the only attachable asset of the Griffins is the Lot in question. Unless that Lot is encumbered

with a significant number of judgment liens, then the Association should be able to recover the attorney's fee by executing on that Lot. The Association would also recover the \$500.00 invoice for prior maintenance of the Lot as well as future invoices for lot maintenance, if any, in the same manner.

As I had indicated previously, a complete title search has not been conducted on this property, especially as to possible judgment liens. Therefore, I would not be able to fully advise the Association on the possibility of recovery of attorney's fees until a title search was done. However, the results of that title search may not be totally significant as the situation involving that property might materially change prior to the time of final hearing on this matter.

I believe that this opinion addresses the concerns of the Association as to the Griffin matter. However, should that not be the case, then please contact and further information will be provided to the Board. Thank you very much and please call me if you have any questions.

Sincerely,



Everett E. Hartnett

EEH/sja

cc: Ms. Dorothy Miller
Inwood Forest C.I.A.
5610 Conecrest
Houston, Texas 77088

**RESOLUTIONS
OF THE BOARD OF DIRECTORS**

WHEREAS, the _____ Civic Association is dedicated to the preservation of the property values and residential character of its neighborhood, and

WHEREAS, zoning will encourage the orderly growth of Houston and preserve the quality of life in residential neighborhoods, and

WHEREAS, Deed Restriction enforcement is an expensive, difficult and limited means of accomplishing these goals, and

WHEREAS, the City of Houston is the only major city in the United States which has thus far not adopted zoning as a legal tool to protect property values, preserve neighborhood quality of life, and implement an orderly process of community growth and development in conjunction with comprehensive planning, and

WHEREAS, the lack of zoning places an intolerable burden on Houstonians concerned with protection of the quality of life they have chosen for their families and the investments they have made in their homes, and

WHEREAS, zoning is an essential tool for the protection and enhancement of residential integrity which cannot be maintained effectively without it, and

WHEREAS, the Zoning Ordinance is balanced and fair to the interests of the development community and neighborhoods and is crafted to encourage economic development while protecting neighborhoods, now therefore,

BE IT RESOLVED that the Board of Directors of the _____ Civic Association (or Homeowners Association) urges and entreats the Mayor and members of the Houston City Council, as soon as possible to pass and implement the Zoning Ordinance.

Adopted this _____ day of March, 1993.

President

Attested

Secretary

Minutes of Meeting
of the Board of Directors of
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

April 14, 1993

The meeting of the Board of Directors of Inwood Forest Community Improvement Association (a Texas non-profit corporation) was held 7:06 PM on Wednesday, April 14, 1993 at the home of Rita Rogers on Cone Crest in Houston, Texas.

Rick Vance, Chairman called the meeting to order. Mary Risby, Secretary of the meeting.

The following Directors were present:

Rick Vance
Mary Risby
Ken Miller
Rita Rogers
Robert Davenport

Also present at this meeting:

Dorothy Miller
Al Danto

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

Minutes from the March 10, 1993 meeting of the Board of Directors of I.F.C.I.A. were distributed. The minutes were read and the following corrections were made:

Change the name of the street under Esplanades from Wheat Forest to Deep Forest.

Change the last line in the paragraph under Greater Inwood Partnership to read: There will be balloon rides at HEB and Security with the HPD and the Sheriff's Department.

Upon motion duly made by Ken Miller and seconded by Rita Rogers and unanimously carried, the following resolutions was adopted.

RESOLVED, that the minutes of the meeting of March 10, 1993 of the I.F.C.I.A. with the aforementioned changes be and therefore hereby approved as read April 14, 1993.

Pool Contract Meeting

Minutes of the Special Meeting of the Board of Directors on March 28, 1993 regarding the pool contract we presented. The minutes were read and the following corrections made on page two, paragraph five, the second line should read less than \$3,000.00 not \$2,000.00

Upon motion duly made by Ken Miller and seconded by Mary Risby and unanimously carried the following resolution was adopted.

RESOLVED, that the minutes from the special meeting of the Board of Directors on March 28, 1993 regarding the pool contract with the aforementioned changes be and therefore approved as read on April 14, 1993.

Rick Vance introduced Pat Gandy from the Security Committee to discuss with the Directors street closings in Inwood Forest.

Pat Gandy stated the Security Committee desired that the I.F.C.I.A. would send a letter as the umbrella organization to the proper City departments to have several streets in Inwood Forest closed. She presented letters from three realtors and one letter for Robert O. Bond, a resident of Inwood Forest, supporting the request to close Streamside at Gulf Bank, Green Lawn at Gulf Bank and Long Leaf at the apartments. General discussion followed regarding the feasibility of closing the streets aforementioned and the true amount of support from the residents in the residents in the areas of the street closings.

Rick Vance thanked Pat Gandy for her presentation. He further stated that we should consider this and come to some resolution in about two weeks and will advise her of our decision.

Committee Reports

Security

Robert Davenport stated that the patrol car was declared a total loss. The insurance will pay only a total of \$4,500.00 for the patrol car. Robert has been checking for a new car and has been unable to locate anything in our price range yet, but he is still checking. Rick suggested that the I.F.C.I.A. may help a little financially to show our support for the Security Committee. He stated, however, that the help was not certain. Rick Vance further stated that Randall's was interested in using our Security Patrol. Rick told them that it was not in their usual area of patrol, plus we would be viewed as a business and our liability would be increased, however, Security still needs more people to support them. General discussion on raising Security revenues.

Rita stated that it was important for the subscribers to know the status of the patrols since the patrols have not been highly visible. Rita suggested flyers to notify the subscribers regarding the Security patrols. Rick state security matters should be left to the Security Committee since I.F.C.I.A. did not have the power to make those decisions. Al Danto was advised that I.F.C.I.A. would look at and consider additional support for the Security Committee. Rick thanked Al Danto for his input and support. Rick stated that with only five members that it is difficult to make all the decisions in a timely manner and to please everyone. Al Danto also stated that the brochure is not dead and is being worked on by the Publicity Committee. Rick again reiterated the fact that I.F.C.I.A. is always open to suggestions and would help in anyway possible.

Treasurer's Report

Ken Miller distributed the Treasurer's report. Ken reported that Texas Commerce Bank had been charging service charges. A refund of the charges has been secured.

The Kilpatrick dinner was discussed. Ken stated that we came out in the black. Dorothy Miller suggested that an additional \$100.00 be sent to the club as a gratuity for the special services received and that it be distributed to the servers and kitchen help.

Dorothy Miller made the motion that the \$100.00 extra gratuity be given to Roland who is in charge of the kitchen and the servers and bus boys. It should be split \$50.00 to kitchen and \$50.00 to servers. Seconded by Rita Rogers and unanimously carried.

RESOLVED, that an additional \$100.00 be given to the Inwood Forest Country Club to be divided evenly between the kitchen help and the servers and bus boys as our appreciation for their services.

Deed Restrictions

Dorothy Miller stated that the homes in different Phases are:

Phase I

5839 Arncliffe
7530 Deep Forest
5502 Bent Bough
7822 Antoine
8027 Zimmerman

Phase II

7215 Deep Forest

Phase III

None

Individual projects; burned house on Arncliffe
6003 Green Terrace-Greenhouse approved

Total number of letter sent in 1993 was 37.

The Deed Restriction Committee meets the last Tuesday of every month.

The Hot Line has received 78 calls since January 1, 1993.

Rick Vance stated that we are reaching the final stages of the legal matters with the vacant lot on Arncliffe and Antoine. The lawyer is preparing to serve papers notifying the owner, Mr. Griffin, of intent to foreclose. The attorney, Everett Hartnett, is preparing to go before a judge who can order foreclosure. Mr. Griffin can stop the process by paying all the monies owed. Dorothy Miller said that this foreclosure is more involved than going to small claims court. General discussion followed covering foreclosure as a means of collecting delinquent fees. Dorothy felt that to go through with this case as an example would put some clout into the I.F.C.I.A. Board.

Rick Vance stated he would like to see a letter on attorney's stationery stating what we can expect to achieve by proceeding with this suit and the negative consequences. Dorothy feels that we should take a more aggressive attitude. Rick Vance moved that we table the matter until we get further information from the attorney. Robert Davenport made the formal motion that upon receipt of a letter from the attorney stating that it is in our best interest, that we proceed with the foreclosure on the Griffin property.

The motion was approved by Ken, Robert and Mary. Opposed by Dorothy and Rita.

Esplanades

Rita Rogers reported that things are fine. New plants have been added and one Culd de Sac had been added. The Garden Club planted three Crepe Myrtles. Inwood Forest Garden Club is disbanding this will be their last year.

Pool

Robert stated that our new contractors said our pool needs an automatic pool chlorinator. We have four problems to address concerning the pool.

1. the sand filters need to be replaced - total cost for replacement including the piping and valves will be \$3,950.00.

2. Automatic chlorinator-one type works with a computer and is automatic. The other type is manual. Robert suggested we get the manual chlorinator which will cost \$950.00 total. The automated system would cost either \$2,600.00 or \$7,500.00.
3. The pool is leaking water through the skimmers. To repair the skimmers would be \$45.00 each and we have a total of 6.
4. The expansion joints around the pool are the final problem. They present a safety hazard. The cost for repair is \$2,400.00.

The total cost for all pool repairs is \$7,570.00.

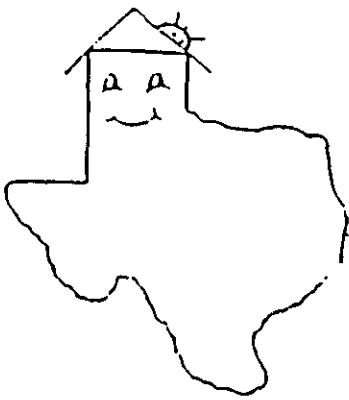
Robert made a motion that all the repairs with the exception of the expansion joints be repaired. Ken Miller seconded the motion, which passed unanimously.

RESOLVED, that the aforementioned repairs at the pool be made with the exception of the expansion joints which will be done at a later time.

Miscellaneous

Rick reported that our back taxes will be refunded from January 1, 1989.

Motion to adjourn by Rita Rogers, seconded by Ken Miller.
Meeting adjourned at 8:40 PM.



Texas Professional Home Child Care Association

April 1, 1993

To All Civic Associations:

The Texas Professional Home Child Care Association would like to inform you on facts of Family Child Care.

A Registered Family Home for children is clearly not a commercial day care facility. According to The Texas Department of Protective and Regulatory Services and HB 1268, a family home means a home that regularly provides care in the caretaker's own residence. Family homes are "required by law to operate in a residential setting and are compatible with other residential activities." No other business can make that claim.

This residential use requirement, while allowing for the residential care of children by the resident caregiver, would have no effect on any other forms of businesses that are conducted in residential areas. Therefore, offensive businesses may still be pursued under zoning and deed restrictions. Likewise, homeowners and municipalities may enforce deed restrictions against child care homes like any other homes, except to the extent that the rules and regulations adopted by a majority of owners do not have the affect of indirectly prohibiting the use of property as a family home. Thus, homeowners and municipalities may set such requirements as spacing and density, use of common areas within the subdivision, and restrictions on the total number of children cared for in a family home. Homeowners and municipalities may also enforce deed restrictions which relate to the use of signs and excessive traffic.

Consider also that family child care providers are most often homeowners, too, who not only have a vital interest in maintaining good relationships with their neighbors by taking care of their property and keeping outdoor play confined and quiet, but also need their supplemental income to continue owning a home.

Registered Family Homes are the primary child care choice for over 200,000 families in Texas, which includes over 20,000 families in the Houston area. Prohibiting Registered Family Homes would discourage providers from registering with The Texas Department of Protective Regulatory Services which would result in unregulated, uninspected, potentially inappropriate or even dangerous child care. Texas House Bill 1268 evolved from a collaboration of representatives from community management association's and of the child care community.

Thank you for your consideration.

Sincerely,

Joni Altom

Toni Altom
President, TPHCCA *Enhancing Family Child Care*

V. Harris Yanezita

BEFORE YOU DECIDE ON H.B.1268 . . .

★ Why is family child care defined as a residential use in H.B. 1268?

Because it is not simply child care that is allowed to take place in a family home. The intent of the Texas code is to give young children a familiar home setting, with rooms and layout like their own home; where the caregiver is a mother figure more than a teacher; where the number of children is small (actual average is 5) so that each child gets more individual attention and less exposure to random germs than in a child care center.

★ Doesn't H.B. 1268 open the door to commercial business?

No. Family child care must, by Texas law, take place in the home residence of the provider. It cannot take place anywhere else. Do you know of any commercial business that must take place in a home?

★ Why can't all children be in child care centers - outside of residential neighborhoods?

There are simply not enough child care spaces in the existing child care centers! Family homes and child care centers each fill different and legitimate needs. Centers operate Monday through Friday from 6:00 A.M. to 6:00 p.m. Family child care homes can accommodate shift workers (nurses, airline employees, restaurant workers), children who have disabilities and infants whose care is more labor intensive, and children who are not developmentally ready for the larger setting of a child care center.

★ Will my neighborhood be inundated with family child care?

No. Subdivisions and cities may control the density and spacing and set reasonable requirements.

★ Can we prevent "outside children" from coming into our neighborhood?

No. But this is an imagined problem. Parents prefer a family home close to where they live, with someone they know or soon get to know and trust. If each neighborhood takes care of its own, we avoid the unfairness of dumping our children in someone else's neighborhood. Occasional exceptions even out.

★ Does H.B. 1268 destroy or weaken deed restrictions?

No. All deed restrictions remain enforceable, such as upkeep of property, fences, architectural restraints, etc.

HAVE YOU EVER VISITED A FAMILY CHILD CARE HOME?

No? Please call Initiatives for Children, Inc. 840-0948 to arrange a visit to judge residential use for yourself.

ELEANOR TINSLEY

CITY COUNCIL
MEMBER AT LARGE

Eleanor Tinsley

P.O. Box 1562
Houston, Texas 77251
Eighth Floor, City Hall
fax 713/247-3322
phone 713/247-2013

April 5, 1993

Dear President:

It is time to recognize the role Houston's civic associations play in protecting and vitalizing our neighborhoods.

Every day I see examples of outstanding projects developed and implemented by neighborhood associations, community development corporations and coalitions of civic associations. They range from the development of the proposed zoning ordinance to crime patrols to the demolition of dangerous buildings to the planting of trees along esplanades.

I want to recognize the most outstanding of these efforts and acknowledge the contribution made by these associations to the quality of life in Houston.

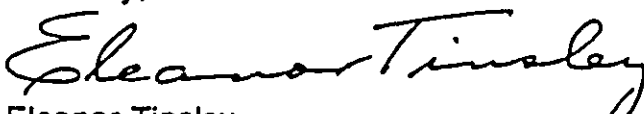
To that end I have initiated the Blue Ribbon Neighborhood Award to recognize neighborhoods with pro-active programs to protect and promote their areas. Once a month at City Council I will recognize a neighborhood in each quadrant of the City which has aggressively worked to improve its surroundings.

Organizations will be selected on the basis of a one-page synopsis of a project or projects sponsored by the group which have significantly impacted the health, welfare, safety and/or economic stability of their area. I urge you to submit your organization's project(s) for consideration.

In addition to being recognized at City Council, the selected organizations will be mailed a Blue Ribbon Certificate highlighting their efforts.

Whether your association is chosen or not, please know how much the City of Houston appreciates the hard work each of you do to make your neighborhood and this community a better place in which to live.

Cordially,


Eleanor Tinsley

Minutes of Meeting
of the Board of Directors of
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

May 11, 1993

The meeting of the Board of Directors of Inwood Forest Community Improvement Association (a Texas non-profit corporation) was held at 7:04 PM on Wednesday, May 11, 1993 at the home of Mary Risby at 5619 Arnecliffe Drive in Houston, Texas.

Rita Rogers called the meeting to order. Mary Risby, Secretary of the meeting.

The following Directors were present:

Rita Rogers
Robert Davenport
Ken Miller
Mary Risby

Also present at this meeting:

Dorothy Miller

The acting Chairman declared enough Directors present and that the meeting would therefore proceed with the transaction of business.

Approval of Minutes

Minutes from the April 14, 1993 meeting of the Board of Directors of the I.F.C.I.A. were distributed. The minutes were read and the following corrections made:

On the last page, first paragraph, last line the \$7,500 figure should be removed.

Upon a motion duly made by Ken Miller and seconded by Robert Davenport and unanimously carried the following resolutions was adopted.

RESOLVED, that the minutes of the meeting of April 14, 1993 of the I.F.C.I.A. with the aforementioned changes be and therefore hereby approved as read May 11, 1993.

Treasurer's Report

Ken Miller distributed the Treasurer's report. Robert Davenport made the motion that the Treasurer's report be accepted as read. Seconded by Ken Miller and unanimously carried.

RESOLVED, that the Treasurer's report submitted May 11, 1993 be accepted as read.

Dead Restrictions

Phase I - 7739 Streamside

Phase II- None

Phase III 5518 Arncliffe-Burned house-owner has been contacted. There have been problems with the insurance company.

7907 Antoine-Continues to violate deed restrictions. Appears to be operating a business out of their home.

Dorothy Miller mentioned the House bill that concerns Day Care Centers. Dorothy stated that the legislators would need a letter from I.F.C.I.A. stating our objections to having Day Care or any other businesses operated from a private residence.

The next Deed Restriction meeting will be May 26, 1993.

Dorothy Miller stated that the zoning issue appears to be in a good position. There are no problems concerning our zoning.

G.I.P. luncheon was attended by Dorothy Miller. She said that about 150 people attended. Most were impressed with Inwood Forest neighborhood.

Pool

All the work outlined at the last meeting has been completed. The pump had problems due to a problem surge. This damage may be covered by insurance. Robert Davenport will check into this matter. The pool should open on time this year.

Security

Robert Davenport stated that we have not found a car yet but the search is still on.

There have been some security problems at Randall's and Claude's. These problems may not have affected any Inwood residents.

Street Closings: Robert Davenport says that the security

committee feels that for security and traffic, that I.F.C.I.A Board should recommend only the closing of Green Lawn at West Gulf Bank. This matter will be tabled for further study.

Esplandes

Rita Rogers states that everything is okay. Mowing will be done before the May Fest.

New Business

Everett Hartnett, our attorney, has been appointed as our agent.

Robert Davenport will be checking on the cost of replacing the police officer's radio that was lost in the car fire.

Dorothy Miller made the motion that the officer be reimbursed \$150.00 for her destroyed radio, seconded by Mary Risby and unanimously carried.

RESOLVED, I.F.C.I.A. will pay \$150.00 to replace destroyed radio.

Discussion by Ken Miller regarding paying overtime to officers for security. Rita stated that Jim Kilpatrick has that information and should be consulted. This matter will be taken care of by the Security Committee.

Meeting adjourned at 7:55 PM.

Riok

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 April 30, 1993 and the related statement of revenue and expenses-modified cash basis for the four 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.

May 12, 1993

RUN DATE: 05/12/93
RUN TIME: 4:39 PM

INWOOD FOREST C.I.A.

PAGE 1

Balance Sheet
AS OF 04/30/93

Assets

CURRENT ASSETS

CASH - TCB CHECKING	1,908.56
PETTY CASH-TCB-CHECKING	6,405.37
CASH - SECURITY CHECKING	1,266.07
MONEY MARKET- TCB	105,099.40
MONEY MARKET SPECIAL- TCB	4,388.40

TOTAL CURRENT ASSETS 119,067.80

PROPERTY AND EQUIPMENT

LAND	5,258.91
LAND IMPROVEMENT	6,724.30
SWIMMING POOL	35,251.47
PLAYGROUND EQUIPMENT	23,562.15
MACHINERY AND EQUIPMENT	2,789.11
SECURITY VEHICLE	9,232.63
ACCUMULATED DEPRECIATION	59,036.77-

23,781.80

TOTAL ASSETS

142,849.60

LIABILITIES & FUND BAL.

CURRENT LIABILITIES

UNEARNED SECURITY REVENUE	18,050.00
---------------------------	-----------

TOTAL CURRENT LIABILITIES 18,050.00

FUND BALANCE

DEPRECIATION	7,155.00-
CONTRIBUTIONS	125,976.99
BEGINNING FUND BALANCE	27,816.96-
CURRENT INCOME (LOSS)	33,794.57

TOTAL FUND BALANCE 124,799.60

TOTAL LIAB'S. & FUND BAL.

142,849.60

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 05/12/93
 RUN TIME: 4:40 PM

INWOOD FOREST C.I.A.

Income Statement
 AS OF 04/30/93

RATIO: INCOME	----- THIS YEAR -----				----- B U D G E T -----		
	THIS MONTH	RATIO	4 MONTHS	RATIO	THIS MONTH	4 MONTHS	YTD VAR.
	** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **		
MAINTENANCE - HOMEOWNERS	2,880.00	28.1	33,887.00	37.6	4,938.33	19,833.32	34,053.68
MAINTENANCE - TOWNHOMES	0.00	0.0	0.00	0.0	0.00	3,456.00	3,456.00-
TRANSFER FEES	525.00	5.1	1,675.00	1.8	208.33	833.32	841.68
ESPLANADE BEAUTIFICATION	0.00	0.0	15.00	0.0	83.33	333.32	318.32-
LEGAL FEE RECOVERIES	258.00	2.5	301.00	0.3	208.33	833.32	532.32-
SUPPLEMENTAL	297.00	2.9	8,769.00	9.4	0.00	8,500.00	269.00
SECURITY REVENUE	6,295.00	61.4	28,866.00	30.9	7,100.00	28,400.00	466.00
TOTAL REVENUES	10,255.00	100.0	93,513.00	100.0	12,558.32	62,189.28	31,323.72
POOL EXPENSES							
POOL CONTRACT	1,702.00	16.6	2,702.00	2.9	1,500.00	6,000.00	3,298.00-
ELECTRICITY	245.50	2.4	1,012.63	1.1	291.67	1,166.68	154.05-
TELEPHONE	29.60	0.3	119.41	0.1	33.33	133.32	13.91-
WATER	255.24	2.5	757.80	0.8	266.67	1,066.68	308.88-
REPAIR & MAINTENANCE	507.99	5.0	2,628.82	2.8	833.33	3,333.32	704.50-
TOTAL POOL EXPENSES	2,740.33	26.7	7,220.66	7.7	2,925.00	11,700.00	4,479.34-
OPERATING & ADMIN. EXP'S.							
GROUNDS MAINTENANCE	2,155.00	21.0	7,519.75	8.0	2,083.33	8,333.32	813.57-
MOSQUITOE CONTROL	280.00	2.7	280.00	0.3	175.00	700.00	420.00-
LEGAL	0.00	0.0	550.00	0.6	458.33	1,833.32	1,283.32-
ACCOUNTING	750.00	7.3	3,000.00	3.2	750.00	3,000.00	0.00
INSURANCE	0.00	0.0	8,306.98	8.9	583.33	2,333.32	5,973.66
ADMIN., POSTAGE, SUPPLIES	0.00	0.0	794.78	0.8	125.00	500.00	294.78
TAXES	0.00	0.0	0.00	0.0	166.67	666.68	666.68-
TOTAL OPERATING & ADMIN.	3,185.00	31.1	20,451.51	21.9	4,341.66	17,366.64	3,084.87
SECURITY EXPENSES							
SECURITY-ADMIN., POSTAGE	711.80	6.9	1,604.42	1.7	750.00	1,900.00	295.58-
SECURITY OFFICERS	7,125.00	69.5	25,320.00	27.1	5,162.50	20,650.00	4,670.00
SECURITY VEHICLE EXPENSE	189.25	1.8	1,816.91	1.9	708.33	2,833.32	1,016.41-
SECURITY INSURANCE	0.00	0.0	2,741.33	2.9	583.33	2,333.32	408.01
DEPRECIATION - VEHICLE	0.00	0.0	450.00	0.5	0.00	0.00	450.00
TOTAL SECURITY EXPENSES	8,026.05	78.3	31,932.66	34.1	7,204.16	27,716.64	4,216.02
Other Income							
INTEREST INCOME	0.00	0.0	298.54	0.3	208.33	833.32	534.78-

RUN DATE: 05/12/93
RUN TIME: 4:40 PM

INWOOD FOREST C.I.A.

PAGE 2

Income Statement
AS OF 04/30/93

RATIO: INCOME	----- T H I S Y E A R -----				----- B U D G E T -----		
	THIS MONTH	RATIO	4 MONTHS	RATIO	THIS MONTH	4 MONTHS	YTD VAR.
	** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **		
Other Expenses							
AWARDS DINNER	1,221.64	11.9	412.14	0.4	0.00	0.00	412.14
INCOME (LOSS)	4,918.02-	48.0-	33,794.57	36.1	1,704.17-	6,239.32	27,555.25

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

Department Income Statement
 AS OF 04/30/93

01 IFCIA EXCLUDING SECURITY

RATIO: INCOME	T H I S Y E A R				B U D G E T		
	THIS MONTH	RATIO	4 MONTHS	RATIO	THIS MONTH	4 MONTHS	YTD VAR.
** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **			
<hr/>							
MAINTENANCE - HOMEOWNERS	2,880.00	72.7	53,887.00	83.4	4,958.33	19,833.32	34,053.68
MAINTENANCE - TOWNHOMES	0.00	0.0	0.00	0.0	0.00	3,456.00	3,456.00-
TRANSFER FEES	525.00	13.3	1,675.00	2.6	208.33	833.32	841.68
ESPLANADE BEAUTIFICATION	0.00	0.0	15.00	0.0	83.33	333.32	318.32-
LEGAL FEE RECOVERIES IFCI	258.00	6.5	301.00	0.5	208.33	833.32	532.32-
SUPPLEMENTAL	297.00	7.5	8,769.00	13.6	0.00	8,500.00	269.00
TOTAL REVENUES	3,960.00	100.0	64,647.00	100.0	5,458.32	33,789.28	30,857.72
<hr/>							
POOL EXPENSES							
POOL CONTRACT IFCIA EXCLU	1,702.00	43.0	2,702.00	4.2	1,500.00	6,000.00	3,298.00-
ELECTRICITY IFCIA EXCLUDI	245.50	6.2	1,012.63	1.6	291.67	1,166.68	154.05-
TELEPHONE IFCIA EXCLUDING	29.60	0.7	119.41	0.2	33.33	133.32	13.91-
WATER	255.24	6.4	757.80	1.2	266.67	1,066.68	308.88-
REPAIR & MAINTENANCE	507.99	12.8	2,628.82	4.1	833.33	3,333.32	704.50-
TOTAL POOL EXPENSES	2,740.33	69.2	7,220.66	11.2	2,925.00	11,700.00	4,479.34-
<hr/>							
OPERATING & ADMIN. EXP'S.							
GROUNDS MAINTENANCE	2,155.00	54.4	7,519.75	11.6	2,083.33	8,333.32	813.57-
MOSQUITOE CONTROL IFCIA E	280.00	7.1	280.00	0.4	175.00	700.00	420.00-
LEGAL IFCIA EXCLUDING SEC	0.00	0.0	550.00	0.9	458.33	1,833.32	1,283.32-
ACCOUNTING	750.00	18.9	3,000.00	4.6	750.00	3,000.00	0.00
INSURANCE IFCIA EXCLUDING	0.00	0.0	8,306.98	12.8	583.33	2,333.32	5,973.66
ADMIN., POSTAGE, SUPPLIES	0.00	0.0	794.78	1.2	125.00	500.00	294.78
TAXES	0.00	0.0	0.00	0.0	166.67	666.68	666.68-
TOTAL OPERATING & ADMIN.	3,185.00	80.4	20,451.51	31.6	4,341.66	17,366.64	3,084.87
<hr/>							
SECURITY EXPENSES							
TOTAL SECURITY EXPENSES	0.00	0.0	0.00	0.0	0.00	0.00	0.00
<hr/>							
Other Income							
INTEREST INCOME	0.00	0.0	298.54	0.5	208.33	833.32	534.78-
<hr/>							
Other Expenses							
AWARDS DINNER	1,221.64	30.8	412.14	0.6	0.00	0.00	412.14
INCOME (LOSS)	3,186.97-	80.5-	36,861.23	57.0	1,600.01-	5,555.96	31,305.27

Department Income Statement
 AS OF 04/30/93

02 SECURITY

RATIO: INCOME	T H I S Y E A R				B U D G E T		
	THIS MONTH	RATIO	4 MONTHS	RATIO	THIS MONTH	4 MONTHS	YTD VAR.
** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **			
SECURITY REVENUE	6,295.00	100.0	28,866.00	100.0	7,100.00	28,400.00	466.00
TOTAL REVENUES	6,295.00	100.0	28,866.00	100.0	7,100.00	28,400.00	466.00
POOL EXPENSES							
TOTAL POOL EXPENSES	0.00	0.0	0.00	0.0	0.00	0.00	0.00
OPERATING & ADMIN. EXP'S.							
TOTAL OPERATING & ADMIN.	0.00	0.0	0.00	0.0	0.00	0.00	0.00
SECURITY EXPENSES							
SECURITY-ADMIN.,POSTAGE S	711.80	11.3	1,604.42	5.6	750.00	1,900.00	295.58-
SECURITY OFFICERS	7,125.00	113.2	25,320.00	87.7	5,162.50	20,650.00	4,670.00
SECURITY VEHICLE EXPENSE	189.25	3.0	1,816.91	6.3	708.33	2,833.32	1,016.41-
SECURITY INSURANCE	0.00	0.0	2,741.33	9.5	583.33	2,333.32	408.01
DEPRECIATION-VEHICLE	0.00	0.0	450.00	1.6	0.00	0.00	450.00
TOTAL SECURITY EXPENSES	8,026.05	127.5	31,932.66	110.6	7,204.16	27,716.64	4,216.02
Other Income							
Other Expenses							
INCOME (LOSS)	1,731.05-	27.5-	3,066.66-	10.6-	104.16-	683.36	3,750.02-

RUN DATE: 04/30/93
RUN TIME: 1:51 PM

INWOOD FOREST C.I.A.
Accounts Payable
Pre-Check Register

** CASH ACCOUNT: 2 10900

ID	INVOICE NUMBER	DATE	GROSS AMOUNT	DISCOUNT	NET AMOUNT	AMOUNT TO PAY	COMMENTS
2002	JOHNNIE HAMILTON 4/93	04/30/93	795.00	0.00	795.00	795.00	
	TOTAL:		795.00	0.00	795.00	795.00	
2003	RUSSELL LILLEY 4/93	04/30/93	1,260.00	0.00	1,260.00	1,260.00	
	TOTAL:		1,260.00	0.00	1,260.00	1,260.00	
2013	FRANCIS ROSS 4/93	04/30/93	600.00	0.00	600.00	600.00	
	TOTAL:		600.00	0.00	600.00	600.00	
2014	KARRY VAN HUIS 4/93	04/30/93	300.00	0.00	300.00	300.00	
	TOTAL:		300.00	0.00	300.00	300.00	
2022	BRUCE EVANS 4/93	04/30/93	1,080.00	0.00	1,080.00	1,080.00	
	TOTAL:		1,080.00	0.00	1,080.00	1,080.00	
2029	RANDY BARTON 4/93	04/30/93	1,395.00	0.00	1,395.00	1,395.00	
	TOTAL:		1,395.00	0.00	1,395.00	1,395.00	
2030	JAMES PAVLU 4/93	04/30/93	1,200.00	0.00	1,200.00	1,200.00	
	TOTAL:		1,200.00	0.00	1,200.00	1,200.00	
2034	VIRGIL RATLIFF 4/93	04/30/93	495.00	0.00	495.00	495.00	
	TOTAL:		495.00	0.00	495.00	495.00	
301	MICHAEL E. DWYER, P.C. POSTAGE & TELE MAINT	04/30/93	711.80	0.00	711.80	711.80	
	TOTAL:		711.80	0.00	711.80	711.80	
301	GTE MOBILNET 4/93	04/30/93	189.25	0.00	189.25	189.25	
	TOTAL:		189.25	0.00	189.25	189.25	

RUN DATE: 04/30/93
PRINT TIME: 3:26 PM

INWOOD FOREST C.I.A.
Accounts Payable
Monthly Check Register

PAGE 1

** Data Sorted By Check Number
** Cash Accounts: 1 10200

CHECK NUMBER	DATE	ID	VENDOR NAME	AMOUNT	DISCOUNT AMOUNT	CHECK AMOUNT	
00002053	04/30/93			0.00	0.00	0.00	** VOIDED **
00002059	04/30/93	101	MICHAEL E. DWYER, PC	750.00	0.00	750.00	
00002060	04/30/93	103	CITY OF HOUSTON	255.24	0.00	255.24	
00002061	04/30/93	104	TROY'S LANDSCAPE & LAWN	2,155.00	0.00	2,155.00	
00002062	04/30/93	105	SOUTHWEST BELL TELEPHONE	29.60	0.00	29.60	
00002063	04/30/93	106	HOUSTON LIGHTING & POWER	245.50	0.00	245.50	
00002064	04/30/93	107	EXCALIBUR PEST CONTROL IN	280.00	0.00	280.00	
00002065	04/30/93	114	DS RECREATIONAL SVC'S, INC	600.00	0.00	600.00	
00002066	04/30/93	997	McBRIDE ELECTRIC, INC.	433.90	0.00	433.90	
00002067	04/30/93			0.00	0.00	0.00	** VOIDED **
00002068	04/30/93	114	DS RECREATIONAL SVC'S, INC	1,102.00	0.00	1,102.00	

Greater Inwood Partnership



May 17, 1993

INWOOD FOREST CIA
5740 West Little York
Ste 349
Houston Texas 77092

Subject: Use of Inwood Forest Victory Drive Park

Dear Mr. Vance:

Thank you for the use of the IFCIA park on Victory Drive. It was the perfect place for the G.I.P. Mayfest Parade to end. The children enjoyed the playground area greatly.

Looking forward to working with the IFCIA again for next year's Mayfest. Thank you for your help and a big thanks to your volunteers who helped during the parade.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Rob Burchfield', written over a horizontal line.

Rob Burchfield
President

P. O. Box 38553, Ste. 318
Houston, Texas 77238-8553

713/ 956-0555
Fax: 713/ 956-0166



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

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

May 28, 1993

CITY OF HOUSTON
Neighborhood Traffic Projects
500 Jefferson, Ste 1600
Houston Texas 77002

Attn: Susan McMillian

Dear Ms. McMillian:

At the request of the Security Committee of the Inwood Forest Community Improvement Association, Realtors, and a number of private citizens of Inwood Forest, the Board of Directors for the Inwood Forest Community Improvement Association would like to submit the following streets for study under the City of Houston Neighborhood Traffic Project Ordinance No. 93-177:

- a) intersection of Green Lawn and West Gulf Bank
- b) intersection of Streamside and West Gulf Bank
- c) intersection of Long Leaf and Green Lawn

The purpose for the request is to determine the feasibility of limiting access to the Inwood Forest neighborhood via closing of streets or by placing of specific traffic controls.

Those making the request feel that limiting access to the neighborhood would enhance the quality of life along those thoroughfares effected, reduce crime, and deter the amount of cut-through traffic.

Any questions concerning this letter may be directed to either myself at 847-5699, Kenneth Miller at 447-6584, or Wayne Norden at 847-2028.

Very truly yours,

Richard Vance
President
Board of Directors, IFCIA



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

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

MEMORANDUM

TO : Inwood Forest Board of Directors
FROM : Rick Vance *[Signature]*
DATE : June 8, 1993
SUBJECT : Street Closings

Over the past 2-3 months we have been approached by the Inwood Forest Security Committee and Ms. Pat Gandy about the IFCIA supporting the closing of the following streets:

- Streamside at Gulf Bank
- Green Lawn at Gulf Bank
- Green Lawn at Long Leaf

In May we met at the Inwood Forest pool to discuss and form a position on the matter. After discussion, it was a unanimous decision that we could only support closing Green Lawn at Gulf Bank. This was due to:

- Green Lawn at Gulf Bank had been closed for many years before it was opened and had not been opened at the neighborhood's request.
- Per Mary Risby, an area neighbor undertook a survey of a number of homes in the area and all supported that closing.
- The board of the IFCIA has not been supplied with details concerning the other two closures which appear to affect many more neighbors if only due to a changed traffic flow. The only information the board has been supplied is a one page letter from the security committee and a brief presentation by Pat Gandy. The board did not feel this was representative of the affected neighborhoods.
- Offsetting the street closing proponents, there are opponents who have voiced their concerns over the effect of closing Streamside in particular.

Rita Rogers was to communicate this to Wayne Norden.

Inwood Forest Board of Directors
June 8, 1993
Page Two

This brings us to the current situation where Ken Miller has requested that we author a letter to the city of Houston saying that, on behalf of the Inwood Forest security committee and area realtors, we request a study be made to determine the feasibility of closing or otherwise controlling traffic at the three above noted intersections.

In order to resolve this issue, I volunteered to write a response for the Board to review. Upon further thought, I do not see where anything has changed nor have I seen any additional information to consider the issue beyond the position the Board has already taken. Therefore, I cannot see a benefit in reiterating our already communicated position.

RV:dfn

C:\RV.JUN\MEM04

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

713-370-7799

June 4, 1993

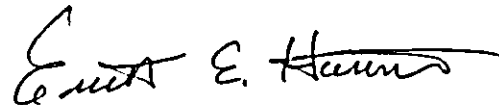
Mr. Richard Vance
President, Inwood Forest
Community Improvement Association
5740 W. Little York, Box 349
Houston, Texas 77091

Re: Inwood Forest Community Improvement Association;
Charter Number 00211928-01; Change of Name and Address
of Registered Agent

Dear Mr. Vance:

Enclosed herein please find originals of correspondence from the Office of the Secretary of State approving the change of registered agent and the document entitled "Statement of Change of Registered Office or Registered Agent, or both, by a Texas Non-profit Corporation". The enclosed correspondence and document must be maintained in the official corporate book of the Association. Thank you very much.

Sincerely,



Everett E. Hartnett

EEH/sja
Enclosures

Minutes of Meeting
of the Board of Directors of
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

August 25, 1993

The meeting of the Board of Directors of Inwood Forest Community Improvement Association (a Texas non-profit corporation) was held at 7:05 PM on Wednesday, August 25, 1993 was called to order by Rick Vance. Mary Risby, Secretary of the meeting.

The following Directors were present:

Robert Davenport
Ken Miller
Rita Rogers
Mary Risby

Also present:
Dorothy Miller

The chairman declared directors present and that the meeting would therefore proceed with the transaction of business.

Approval of Minutes

Minutes from the May 11, 1993 meeting of the Board of Directors of the I.F.C.I.A. were distributed.

Upon a motion duly made by Robert Davenport and second by Ken Miller and unanimously carried the following resolution was adopted.

Resolved, that the minutes of the May 11, 1993 meeting be and therefore hereby approved as read August 25, 1993.

Treasurer's Report

Ken Miller distributed the Treasurer's Report.

Ken stated that we had received two bills from Classic Business Forms - i.e., Al Danto for \$425.00 and \$1,000.00. Ken didn't know of any authorization for Al Danto to do any work for I.F.C.I.A.. Following discussion in regards to what services these bill represented, it was decided to table the issue of the bills until further information about the services these represented is presented.

Robert Davenport addressed the information in the Treasurer's Report regarding pool receipts. The report stated \$3,917.25 was collected. Robert stated that receipts received so far this year are over \$4,700.00 and projects that receipts will total more then \$5,000.

Dorothy Miller presented a returned check from 5715 Arncliffe for Homeowners Dues. Robert Davenport was appointed to collect this overdue debt.

Property Taxes - We should be receiving a revised tax bill for 1993. The revised bill reflecting taxes from 1988 to 1992 should be received at any time.

Duck Sign - Nothing has been done regarding this matter. Ken Miller will be leading the information team to the Highway Department. Signs relating to Children at Play were discussed. It was suggested by Rita Rogers that in the new letter residents will be informed on how to get signs for their own areas. Rita will check for a place to get the signs.

The name and address of our registered agent has been changed. Jim Hartnett is now our agent.

Rick stated that we had received a Thank You letter from the Greater Inwood Partnership for use of our parking lot during the MayFest.

Helen Huey's District A News was distributed.

Street closings were discussed. It was decided that the Security Committee need more input into the closing of the streets and we need more concrete reasons for closing all the streets suggested by the Security Committee. Rita stated that subscribers for the Security Patrol had not risen. We feel that more support for these closings should come from the Security Committee. A letter will be sent from the I.F.C.I.A. regarding the closing of the intersection of Greenlawn and Gulf Bank. Dorothy Miller said that the City was considering street modifications versus street closures. Speed bumps were also discussed.

We have a new vehicle for our Security Patrol. The car is in operation.

Rick received a letter from City Council regarding a Blue Ribbon Certificate awarded by City Council to communities highlighting their efforts to improve their communities. After some discussion it was decided to present our Esplanades program for consideration for an award. A letter will be sent to City Council.

Dorothy Miller and Rita Rogers led a discussion on having a community meeting which would inform the residents of the restrictions, security, pool and just basic information on the

community. Dorothy suggested that I.F.C.I.A. get a booth at the FallFest and pass out general information on Inwood Forest. Rita also suggested bumper stickers with IF to identify residents. No decision was made on the decals.

Dorothy is attempting to collect pass due fees from chronic non-payers. She would like collection streamlined. Applying liens is the most effective.

Dorothy gave us information on the FallFest '93 - October 2nd in the Texas Commerce Bank parking lot.

Motion to adjourn by Robert Davenport - seconded by Mary Risby.

Meeting adjourned at 8:30 PM.

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 August 31, 1993 and the related statement of revenue and expenses-modified cash basis for the eight 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.

September 8, 1993

RUN DATE: 09/08/93
TIME: 5:35 PM

INWOOD FOREST C.I.A.

PAGE 1

Balance Sheet
AS OF 08/31/93

Assets

CURRENT ASSETS

CASH - TCB CHECKING	2,048.00
PETTY CASH-TCB-CHECKING	6,398.96
CASH BOX POOL	200.00
CASH - SECURITY CHECKING	1,000.00
MONEY MARKET- TCB	66,740.70
MONEY MARKET SPECIAL- TCB	4,388.40

TOTAL CURRENT ASSETS 80,776.06

PROPERTY AND EQUIPMENT

LAND	5,258.91
LAND IMPROVEMENT	6,724.30
SWIMMING POOL	35,251.47
PLAYGROUND EQUIPMENT	23,562.15
MACHINERY AND EQUIPMENT	2,789.11
ACCUMULATED DEPRECIATION	48,602.48-

24,983.46

TOTAL ASSETS

105,759.52

LIABILITIES & FUND BAL.

CURRENT LIABILITIES

UNEARNED SECURITY REVENUE	8,445.00
ACCOUNTS PAYABLE	0.01-

TOTAL CURRENT LIABILITIES 8,444.99

FUND BALANCE

DEPRECIATION	8,375.00-
CONTRIBUTIONS	125,976.99
BEGINNING FUND BALANCE	27,816.96-
CURRENT INCOME (LOSS)	7,529.50

TOTAL FUND BALANCE 97,314.53

TOTAL LIAB'S. & FUND BAL.

105,759.52

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 09/08/93
 RUN TIME: 5:36 PM

INWOOD FOREST C.I.A.

PAGE 1

Income Statement
 AS OF 08/31/93

RATIO: INCOME	THIS MONTH	RATIO	8 MONTHS	RATIO
MAINTENANCE - HOMEOWNERS	384.00	3.5	56,959.00	40.6
MAINTENANCE - TOWNHOMES	0.00	0.0	3,492.00	2.5
TRANSFER FEES	650.00	6.0	3,400.00	2.4
POOL RECEIPTS	0.00	0.0	3,917.25	2.8
ESPLANADE BEAUTIFICATION	0.00	0.0	15.00	0.0
LEGAL FEE RECOVERIES	344.00	3.2	1,118.00	0.8
SUPPLEMENTAL	0.00	0.0	9,153.00	6.5
SECURITY REVENUE	9,511.00	87.3	62,075.00	44.3
TOTAL REVENUES	10,889.00	100.0	140,129.25	100.0
POOL EXPENSES				
POOL CONTRACT	1,210.00	11.1	15,416.00	11.0
ELECTRICITY	272.02	2.5	2,083.03	1.5
TELEPHONE	27.86	0.3	241.55	0.2
WATER	264.97	2.4	1,517.90	1.1
GATE GUARD	0.00	0.0	2,730.00	1.9
REPAIR & MAINTENANCE	0.00	0.0	8,134.34	5.8
TOTAL POOL EXPENSES	1,774.85	16.3	30,122.82	21.5
OPERATING & ADMIN. EXP'S.				
GROUNDS MAINTENANCE	2,410.00	22.1	17,672.87	12.6
MOSQUITOE CONTROL	280.00	2.6	1,470.00	1.0
LEGAL	0.00	0.0	1,837.50	1.3
ACCOUNTING	750.00	6.9	6,000.00	4.3
INSURANCE	0.00	0.0	8,306.98	5.9
ADMIN., POSTAGE, SUPPLIES	0.00	0.0	2,604.18	1.9
TOTAL OPERATING & ADMIN.	3,440.00	31.6	37,891.53	27.0
SECURITY EXPENSES				
SECURITY-ADMIN., POSTAGE	703.00	6.5	3,190.29	2.3
SECURITY OFFICERS	6,526.50	59.9	53,851.50	38.4
SECURITY VEHICLE EXPENSE	722.20	6.6	3,298.34	2.4
SECURITY INSURANCE	0.00	0.0	6,103.33	4.4
DEPRECIATION - VEHICLE	0.00	0.0	450.00	0.3
TOTAL SECURITY EXPENSES	7,951.70	73.0	66,893.46	47.7
Other Income				
INTEREST INCOME	0.00	0.0	298.54	0.2
GAIN ON ASSET DISPOSITION	0.00	0.0	2,421.66	1.7
Other Expenses				

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 09/08/93
TIME: 5:36 PM

INWOOD FOREST C.I.A.

PAGE 2

Income Statement
AS OF 08/31/93

RATIO: INCOME	THIS MONTH	RATIO	8 MONTHS	RATIO
AWARDS DINNER	0.00	0.0	412.14	0.3
INCOME (LOSS)	2,277.55-	20.9-	7,529.50	5.4

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

Department Income Statement
AS OF 08/31/93

01 IFCIA EXCLUDING SECURITY

RATIO: INCOME	----- T H I S Y E A R -----				----- B U D G E T -----		
	THIS MONTH	RATIO	8 MONTHS	RATIO	THIS MONTH	8 MONTHS	YTD VAR.
	** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **		
MAINTENANCE - HOMEOWNERS	384.00	27.9	56,959.00	73.0	4,958.33	39,666.64	17,292.36
MAINTENANCE - TOWNHOMES	0.00	0.0	3,492.00	4.5	0.00	3,456.00	36.00
TRANSFER FEES	650.00	47.2	3,400.00	4.4	208.33	1,666.64	1,733.36
POOL RECEIPTS IFCIA EXCLU	0.00	0.0	3,917.25	5.0	0.00	4,500.00	582.75-
ESPLANADE BEAUTIFICATION	0.00	0.0	15.00	0.0	83.33	666.64	651.64-
LEGAL FEE RECOVERIES IFCI	344.00	25.0	1,118.00	1.4	208.33	1,666.64	548.64-
SUPPLEMENTAL	0.00	0.0	9,153.00	11.7	0.00	8,500.00	653.00
TOTAL REVENUES	1,378.00	100.0	78,054.25	100.0	5,458.32	60,122.56	17,931.69
POOL EXPENSES							
POOL CONTRACT IFCIA EXCLU	1,210.00	87.8	15,416.00	19.8	1,500.00	12,000.00	3,416.00
ELECTRICITY IFCIA EXCLUDI	272.02	19.7	2,083.03	2.7	291.67	2,333.36	250.33-
TELEPHONE IFCIA EXCLUDING	27.86	2.0	241.55	0.3	33.33	266.64	25.09-
WATER	264.97	19.2	1,517.90	1.9	266.67	2,133.36	615.46-
GATE GUARD IFCIA EXCLUDING	0.00	0.0	2,730.00	3.5	1,500.00	4,900.00	2,170.00-
REPAIR & MAINTENANCE	0.00	0.0	8,134.34	10.4	833.33	6,666.64	1,467.70
TOTAL POOL EXPENSES	1,774.85	128.8	30,122.82	38.6	4,425.00	28,300.00	1,822.82
OPERATING & ADMIN. EXP'S.							
GROUNDS MAINTENANCE	2,410.00	174.9	17,672.87	22.6	2,083.33	16,666.64	1,006.23
MOSQUITO CONTROL IFCIA E	280.00	20.3	1,470.00	1.9	175.00	1,400.00	70.00
LEGAL IFCIA EXCLUDING SEC	0.00	0.0	1,837.50	2.4	458.33	3,666.64	1,829.14-
ACCOUNTING	750.00	54.4	6,000.00	7.7	750.00	6,000.00	0.00
INSURANCE IFCIA EXCLUDING	0.00	0.0	8,306.98	10.6	583.33	4,666.64	3,640.34
ADMIN., POSTAGE, SUPPLIES	0.00	0.0	2,604.18	3.3	125.00	1,000.00	1,604.18
TAXES	0.00	0.0	0.00	0.0	166.67	1,333.36	1,333.36-
TOTAL OPERATING & ADMIN.	3,440.00	249.6	37,891.53	48.5	4,341.66	34,733.28	3,158.25
SECURITY EXPENSES							
TOTAL SECURITY EXPENSES	0.00	0.0	0.00	0.0	0.00	0.00	0.00
Other Income							
INTEREST INCOME	0.00	0.0	298.54	0.4	208.33	1,666.64	1,368.10-
Expenses							
AWARDS DINNER	0.00	0.0	412.14	0.5	0.00	0.00	412.14

RUN DATE: 09/08/93
TIME: 5:37 PM

INWOOD FOREST C.I.A.

PAGE 2

Department Income Statement
AS OF 08/31/93

01 IFCIA EXCLUDING SECURITY

RATIO: INCOME	----- T H I S Y E A R -----				----- B U D G E T -----		
	THIS MONTH	RATIO	8 MONTHS	RATIO	THIS MONTH	8 MONTHS	YTD VAR.
	** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **		
INCOME (LOSS)	3,836.85-	278.4-	9,926.30	12.7	3,100.01-	1,244.08-	11,170.38

Department Income Statement
AS OF 08/31/93

02 SECURITY

RATIO: INCOME	T H I S Y E A R				B U D G E T		
	THIS MONTH	RATIO	8 MONTHS	RATIO	THIS MONTH	8 MONTHS	YTD VAR.
** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **			
SECURITY REVENUE	9,511.00	100.0	62,075.00	100.0	7,100.00	56,800.00	5,275.00
TOTAL REVENUES	9,511.00	100.0	62,075.00	100.0	7,100.00	56,800.00	5,275.00
POOL EXPENSES							
TOTAL POOL EXPENSES	0.00	0.0	0.00	0.0	0.00	0.00	0.00
OPERATING & ADMIN. EXP'S.							
TOTAL OPERATING & ADMIN.	0.00	0.0	0.00	0.0	0.00	0.00	0.00
SECURITY EXPENSES							
SECURITY-ADMIN.,POSTAGE S	703.00	7.4	3,190.29	5.1	750.00	3,700.00	509.71-
SECURITY OFFICERS	6,526.50	68.6	53,851.50	86.8	5,162.50	41,300.00	12,551.50
SECURITY VEHICLE EXPENSE	722.20	7.6	3,298.34	5.3	708.33	5,666.64	2,368.30-
SECURITY INSURANCE	0.00	0.0	6,103.33	9.8	583.33	4,666.64	1,436.69
DEPRECIATION-VEHICLE	0.00	0.0	450.00	0.7	0.00	0.00	450.00
TOTAL SECURITY EXPENSES	7,951.70	83.6	66,893.46	107.8	7,204.16	55,333.28	11,560.18
Other Income							
GAIN ON ASSET DISPOSITION	0.00	0.0	2,421.66	3.9	0.00	0.00	2,421.66
Other Expenses							
INCOME (LOSS)	1,559.30	16.4	2,396.80-	3.9-	104.16-	1,466.72	3,863.52-

Accounts Payable
Pre-Check Register

--- CASH ACCOUNT: 2 10900

ID	INVOICE NUMBER	DATE	GROSS AMOUNT	DISCOUNT	NET AMOUNT	AMOUNT TO PAY	COMMENTS
2002	JOENNIE HAMILTON						
	8	08/31/93	975.00	0.00	975.00	975.00	
	TOTAL:		975.00	0.00	975.00	975.00	
2003	RUSSELL LILLEY						
	8	08/31/93	1,500.00	0.00	1,500.00	1,500.00	
	TOTAL:		1,500.00	0.00	1,500.00	1,500.00	
2013	FRANCIS ROSS						
	8	08/31/93	972.60	0.00	972.60	972.60	TIRE/LT BAR/PC CELLULAR
	TOTAL:		972.60	0.00	972.60	972.60	
2014	KARRY VAN HUIS						
	8	08/31/93	330.00	0.00	330.00	330.00	
	TOTAL:		330.00	0.00	330.00	330.00	
2	BRUCE EVANS						
	8	08/31/93	570.00	0.00	570.00	570.00	
	TOTAL:		570.00	0.00	570.00	570.00	
2029	RANDY BARTON						
	8	08/31/93	766.50	0.00	766.50	766.50	
	TOTAL:		766.50	0.00	766.50	766.50	
2030	JAMES PAVLU						
	8	08/31/93	705.00	0.00	705.00	705.00	
	TOTAL:		705.00	0.00	705.00	705.00	
2034	VIRGIL RATLIFF						
	8	08/31/93	592.50	0.00	592.50	592.50	
	TOTAL:		592.50	0.00	592.50	592.50	
2038	GREGORY A. PALMER						
	8	08/31/93	330.00	0.00	330.00	330.00	
	TOTAL:		330.00	0.00	330.00	330.00	
9	STEVE GAGE						
	8	08/31/93	60.00	0.00	60.00	60.00	
	TOTAL:		60.00	0.00	60.00	60.00	

RUN DATE: 09/08/93
TIME: 3:10 PM

INWOOD FOREST C.I.A.
Accounts Payable
Pre-Check Register

PAGE 2

** CASH ACCOUNT: 2 10900

ID	INVOICE NUMBER	DATE	GROSS AMOUNT	DISCOUNT	NET AMOUNT	AMOUNT TO PAY	COMMENTS
2040	JAMES J. DELL 8	08/31/93	97.50	0.00	97.50	97.50	
	TOTAL:		97.50	0.00	97.50	97.50	
301	MICHAEL K. DWYER, P.C. 8	08/31/93	703.00	0.00	703.00	703.00	POSTAGE ON BILLING
	TOTAL:		703.00	0.00	703.00	703.00	
303	GTE MOBILNET 8	08/31/93	141.77	0.00	141.77	141.77	
	TOTAL:		141.77	0.00	141.77	141.77	
304	ABID'S SRELL 8	08/31/93	145.07	0.00	145.07	145.07	
	TOTAL:		145.07	0.00	145.07	145.07	
0	INWOOD CAR CARE, INC. 1389 & 1387	08/31/93	62.76	0.00	62.76	62.76	
	TOTAL:		62.76	0.00	62.76	62.76	
	RUN TOTAL:		7,951.70	0.00	7,951.70	7,951.70	

*** End of Pre-Check Register ***

RUN DATE: 09/08/93
END TIME: 3:33 PM

INWOOD FOREST C.I.A.
Accounts Payable
Pre-Check Register

*** CASH ACCOUNT: 1 10200

ID	INVOICE NUMBER	DATE	GROSS AMOUNT	DISCOUNT	NET AMOUNT	AMOUNT TO PAY	COMMENTS
101	MICHAEL E. DWYER, PC 8-93	08/31/93	750.00	0.00	750.00	750.00	
	TOTAL:		750.00	0.00	750.00	750.00	
103	CITY OF HOUSTON 8-93	08/31/93	264.97	0.00	264.97	264.97	
	TOTAL:		264.97	0.00	264.97	264.97	
104	TROY'S LANDSCAPE & LAWN 8-93	08/31/93	2,410.00	0.00	2,410.00	2,410.00	
	TOTAL:		2,410.00	0.00	2,410.00	2,410.00	
105	SOUTHWEST BELL TELEPHONE 8-93	08/31/93	27.86	0.00	27.86	27.86	
	TOTAL:		27.86	0.00	27.86	27.86	
106	HOUSTON LIGHTING & POWER 8-93	08/31/93	272.02	0.00	272.02	272.02	
	TOTAL:		272.02	0.00	272.02	272.02	
107	EXCALIBUR PEST CONTROL IN 8-93	08/31/93	280.00	0.00	280.00	280.00	
	TOTAL:		280.00	0.00	280.00	280.00	
114	DS RECREATIONAL SVC'S, INC 8-31-93	08/31/93	1,210.00	0.00	1,210.00	1,210.00	
	TOTAL:		1,210.00	0.00	1,210.00	1,210.00	
	RUN TOTAL:		5,214.85	0.00	5,214.85	5,214.85	

*** End of Pre-Check Register ***

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 September 30, 1993 and the related statement of revenue and expenses-modified cash basis for the nine 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.

October 13, 1993

RUN DATE: 10/13/93
RUN TIME: 5:58 PM

INWOOD FOREST C.I.A.

PAGE 1

Balance Sheet
AS OF 09/30/93

Assets

CURRENT ASSETS

CASH - TCB CHECKING	3,473.00
PETTY CASH-TCB-CHECKING	1,350.96
CASH BOX POOL	200.00
CASH - SECURITY CHECKING	10,805.09
MONEY MARKET- TCB	60,876.78
MONEY MARKET SPECIAL- TCB	4,388.40

TOTAL CURRENT ASSETS 81,094.23

PROPERTY AND EQUIPMENT

LAND	5,258.91
LAND IMPROVEMENT	6,724.30
SWIMMING POOL	35,251.47
PLAYGROUND EQUIPMENT	23,562.15
MACHINERY AND EQUIPMENT	2,789.11
SECURITY VEHICLE	2,925.00
ACCUMULATED DEPRECIATION	48,907.48-

27,603.46

TOTAL ASSETS

108,697.69

LIABILITIES & FUND BAL.

CURRENT LIABILITIES

UNEARNED SECURITY REVENUE	20,070.00
ACCOUNTS PAYABLE	0.01-

TOTAL CURRENT LIABILITIES 20,069.99

FUND BALANCE

DEPRECIATION	8,680.00-
CONTRIBUTIONS	125,976.99
BEGINNING FUND BALANCE	27,816.96-
CURRENT INCOME (LOSS)	852.33-

TOTAL FUND BALANCE 88,627.70

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 10/13/93
RUN TIME: 5:58 PM

INWOOD FOREST C.I.A.

PAGE 2

Balance Sheet
AS OF 09/30/93

TOTAL LIAB'S. & FUND BAL.

108,697.69

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UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 10/13/93
 RUN TIME: 5:59 PM

INWOOD FOREST C.I.A.

PAGE 1

Income Statement
 AS OF 09/30/93

RATIO: INCOME	THIS MONTH	RATIO	9 MONTHS	RATIO
MAINTENANCE - HOMEOWNERS	768.00	9.1	57,727.00	38.9
MAINTENANCE - TOWNHOMES	0.00	0.0	3,492.00	2.4
TRANSFER FEES	850.00	10.1	4,250.00	2.9
POOL RECEIPTS	807.00	9.6	4,724.25	3.2
ESPLANADE BEAUTIFICATION	68.00	0.8	83.00	0.1
LEGAL FEE RECOVERIES	688.00	8.2	1,806.00	1.2
SUPPLEMENTAL	0.00	0.0	9,153.00	6.2
SECURITY REVENUE	5,225.00	62.2	67,300.00	45.3
TOTAL REVENUES	8,406.00	100.0	148,535.25	100.0
POOL EXPENSES				
POOL CONTRACT	636.00	7.6	16,052.00	10.8
ELECTRICITY	267.20	3.2	2,350.23	1.6
TELEPHONE	29.65	0.4	271.20	0.2
WATER	635.33	7.6	2,153.23	1.4
GATE GUARD	1,659.00	19.7	4,389.00	3.0
REPAIR & MAINTENANCE	1,028.90	12.2	9,163.24	6.2
TOTAL POOL EXPENSES	4,256.08	50.6	34,378.90	23.1
OPERATING & ADMIN. EXP'S.				
GROUNDS MAINTENANCE	2,280.00	27.1	19,952.87	13.4
MOSQUITOE CONTROL	350.00	4.2	1,820.00	1.2
LEGAL	0.00	0.0	1,837.50	1.2
ACCOUNTING	750.00	8.9	6,750.00	4.5
INSURANCE	0.00	0.0	8,306.98	5.6
ADMIN., POSTAGE, SUPPLIES	2,100.54	25.0	4,704.72	3.2
TOTAL OPERATING & ADMIN.	5,480.54	65.2	43,372.07	29.2
SECURITY EXPENSES				
SECURITY-ADMIN., POSTAGE	15.16	0.2	3,205.45	2.2
SECURITY OFFICERS	6,508.80	77.4	60,360.30	40.6
SECURITY VEHICLE EXPENSE	527.25	6.3	3,825.59	2.6
SECURITY INSURANCE	0.00	0.0	6,103.33	4.1
DEPRECIATION - VEHICLE	0.00	0.0	450.00	0.3
TOTAL SECURITY EXPENSES	7,051.21	83.9	73,944.67	49.8
Other Income				
INTEREST INCOME	0.00	0.0	298.54	0.2
GAIN ON ASSET DISPOSITION	0.00	0.0	2,421.66	1.6
Other Expenses				

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 10/13/93
RUN TIME: 5:59 PM

INWOOD FOREST C.I.A.

Income Statement
AS OF 09/30/93

RATIO: INCOME	THIS MONTH	RATIO	9 MONTHS	RATIO
AWARDS DINNER	0.00	0.0	412.14	0.3
INCOME (LOSS)	8,381.83-	99.7-	852.33-	0.6-

Department Income Statement
AS OF 09/30/93

01 IFCIA EXCLUDING SECURITY

RATIO: INCOME	T H I S Y E A R				B U D G E T		
	THIS MONTH	RATIO	9 MONTHS	RATIO	THIS MONTH	9 MONTHS	YTD VAR.
** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **			
MAINTENANCE - HOMEOWNERS	768.00	24.1	57,727.00	71.1	4,958.33	44,624.97	13,102.03
MAINTENANCE - TOWNHOMES	0.00	0.0	3,492.00	4.3	0.00	3,456.00	36.00
TRANSFER FEES	850.00	26.7	4,250.00	5.2	208.33	1,874.97	2,375.03
POOL RECEIPTS IFCIA EXCLU	807.00	25.4	4,724.25	5.8	0.00	4,500.00	224.25
ESPLANADE BEAUTIFICATION	68.00	2.1	83.00	0.1	83.33	749.97	666.97-
LEGAL FEE RECOVERIES IFCI	688.00	21.6	1,806.00	2.2	208.33	1,874.97	68.97-
SUPPLEMENTAL	0.00	0.0	9,153.00	11.3	0.00	8,500.00	653.00
TOTAL REVENUES	3,181.00	100.0	81,235.25	100.0	5,458.32	65,580.88	15,654.37
POOL EXPENSES							
POOL CONTRACT IFCIA EXCLU	636.00	20.0	16,052.00	19.8	1,500.00	13,500.00	2,552.00
ELECTRICITY IFCIA EXCLUDI	267.20	8.4	2,350.23	2.9	291.67	2,625.03	274.80-
TELEPHONE IFCIA EXCLUDING	29.65	0.9	271.20	0.3	33.33	299.97	28.77-
WATER	635.33	20.0	2,153.23	2.7	266.67	2,400.03	246.80-
GATE GUARD IFCIA EXCLUDIN	1,659.00	52.2	4,389.00	5.4	600.00	5,500.00	1,111.00-
REPAIR & MAINTENANCE	1,028.90	32.3	9,163.24	11.3	833.33	7,499.97	1,663.27
TOTAL POOL EXPENSES	4,256.08	133.8	34,378.90	42.3	3,525.00	31,825.00	2,553.90
OPERATING & ADMIN. EXP'S.							
GROUNDS MAINTENANCE	2,280.00	71.7	19,952.87	24.6	2,083.33	18,749.97	1,202.90
MOSQUITOE CONTROL IFCIA E	350.00	11.0	1,820.00	2.2	175.00	1,575.00	245.00
LEGAL IFCIA EXCLUDING SEC	0.00	0.0	1,837.50	2.3	458.33	4,124.97	2,287.47-
ACCOUNTING	750.00	23.6	6,750.00	8.3	750.00	6,750.00	0.00
INSURANCE IFCIA EXCLUDING	0.00	0.0	8,306.98	10.2	583.33	5,249.97	3,057.01
ADMIN., POSTAGE, SUPPLIES	2,100.54	66.0	4,704.72	5.8	125.00	1,125.00	3,579.72
TAXES	0.00	0.0	0.00	0.0	166.67	1,500.03	1,500.03-
TOTAL OPERATING & ADMIN.	5,480.54	172.3	43,372.07	53.4	4,341.66	39,074.94	4,297.13
SECURITY EXPENSES							
TOTAL SECURITY EXPENSES	0.00	0.0	0.00	0.0	0.00	0.00	0.00
Other Income							
INTEREST INCOME	0.00	0.0	298.54	0.4	208.33	1,874.97	1,576.43-
Other Expenses							
AWARDS DINNER	0.00	0.0	412.14	0.5	0.00	0.00	412.14

Department Income Statement
AS OF 09/30/93

01 IFCIA EXCLUDING SECURITY

RATIO: INCOME	----- T H I S Y E A R -----				----- B U D G E T -----		
	THIS MONTH	RATIO	9 MONTHS	RATIO	THIS MONTH	9 MONTHS	YTD VAR.
	** THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **		
INCOME (LOSS)	6,555.62-	206.1-	3,370.68	4.1	2,200.01-	3,444.09-	6,814.77

Department Income Statement
AS OF 09/30/93

02 SECURITY

RATIO: INCOME	----- T H I S Y E A R -----				----- B U D G E T -----		
	THIS MONTH	RATIO	9 MONTHS	RATIO	THIS MONTH	9 MONTHS	YTD VAR.
** , THIS MONTH THIS YEAR **				** THIS MONTH'S BUDGET **			
SECURITY REVENUE	5,225.00	100.0	67,300.00	100.0	7,100.00	63,900.00	3,400.00
TOTAL REVENUES	5,225.00	100.0	67,300.00	100.0	7,100.00	63,900.00	3,400.00
POOL EXPENSES							
TOTAL POOL EXPENSES	0.00	0.0	0.00	0.0	0.00	0.00	0.00
OPERATING & ADMIN. EXP'S.							
TOTAL OPERATING & ADMIN.	0.00	0.0	0.00	0.0	0.00	0.00	0.00
SECURITY EXPENSES							
SECURITY-ADMIN.,POSTAGE S	15.16	0.3	3,205.45	4.8	150.00	3,850.00	644.55-
SECURITY OFFICERS	6,508.80	124.6	60,360.30	89.7	5,162.50	46,462.50	13,897.80
SECURITY VEHICLE EXPENSE	527.25	10.1	3,825.59	5.7	708.33	6,374.97	2,549.38-
SECURITY INSURANCE	0.00	0.0	6,103.33	9.1	583.33	5,249.97	853.36
DEPRECIATION-VEHICLE	0.00	0.0	450.00	0.7	0.00	0.00	450.00
TOTAL SECURITY EXPENSES	7,051.21	135.0	73,944.67	109.9	6,604.16	61,937.44	12,007.23
Other Income							
GAIN ON ASSET DISPOSITION	0.00	0.0	2,421.66	3.6	0.00	0.00	2,421.66
Other Expenses							
INCOME (LOSS)	1,826.21-	35.0-	4,223.01-	6.3-	495.84	1,962.56	6,185.57-

RUN DATE: 10/13/93

INWOOD FOREST C.I.A.

PAGE 1

RUN TIME: 4:52 PM

Accounts Payable
Monthly Check Register

** Data Sorted By Check Number

** Cash Account: 1 10200

-----CHECK-----		-----VENDOR-----			DISCOUNT	
NUMBER	DATE	ID	NAME	AMOUNT	AMOUNT	CHECK AMOUNT
00002115	09/30/93	101	MICHAEL E. DWYER, PC	750.00	0.00	750.00
00002116	09/30/93	103	CITY OF HOUSTON	635.33	0.00	635.33
00002117	09/30/93	104	TROY'S LANDSCAPE & LAWN	2,280.00	0.00	2,280.00
00002118	09/30/93	105	SOUTHWEST BELL TELEPHONE	29.65	0.00	29.65
00002119	09/30/93	106	HOUSTON LIGHTING & POWER	267.20	0.00	267.20
00002120	09/30/93	107	EXCALIBUR PEST CONTROL IN	350.00	0.00	350.00
00002121	09/30/93	108	CLASSIC BUSINESS FORMS	500.00	0.00	500.00
00002122	09/30/93	109	PRINT-TEC	309.09	0.00	309.09
00002123	09/30/93	114	DS RECREATIONAL SVC'S, INC	636.00	0.00	636.00
00002124	09/30/93	115	PROGRESSIVE CHEMICAL INC.	129.90	0.00	129.90
00002125	09/30/93			0.00	0.00	0.00 ** VOIDED **
00002126	09/30/93	108	CLASSIC BUSINESS FORMS	250.00	0.00	250.00
00002127	09/30/93			0.00	0.00	0.00 ** VOIDED **
00005168	09/30/93			0.00	0.00	0.00 ** VOIDED **
ACCOUNT TOTALS				6,137.17	0.00	6,137.17

RUN DATE: 10/13/93

INWOOD FOREST C.I.A.

PAGE 2

RUN TIME: 4:52 PM

Accounts Payable
Monthly Check Register

** Data Sorted By Check Number
** Cash Account: 2 10900

-----CHECK-----		-----VENDOR-----			DISCOUNT	
NUMBER	DATE	ID	NAME	AMOUNT	AMOUNT	CHECK AMOUNT
-----		-----		-----	-----	-----
00005153	09/30/93	2002	JOHNNIE HAMILTON	1,125.00	0.00	1,125.00
00005154	09/30/93	2003	RUSSELL LILLEY	870.00	0.00	870.00
00005155	09/30/93	2013	FRANCIS ROSS	600.00	0.00	600.00
00005156	09/30/93	2014	KARRY VAN HUIS	375.00	0.00	375.00
00005157	09/30/93	2022	BRUCE EVANS	757.50	0.00	757.50
00005158	09/30/93	2029	RANDY BARTON	600.00	0.00	600.00
00005159	09/30/93	2030	JAMES PAVLU	600.00	0.00	600.00
00005160	09/30/93	2034	VIRGIL RATLIFF	600.00	0.00	600.00
00005161	09/30/93	2038	GREGORY A. PALMER	465.00	0.00	465.00
00005162	09/30/93	2040	JAMES J. DELL	216.30	6.30	210.00
00005163	09/30/93	2041	CURTIS LILLEY	300.00	0.00	300.00
00005164	09/30/93	301	MICHAEL E. DWYER, P.C.	15.16	0.00	15.16
00005165	09/30/93	303	GTE MOBILNET	164.20	0.00	164.20
00005166	09/30/93	304	ABID'S SHELL	209.90	0.00	209.90
00005167	09/30/93	310	INWOOD CAR CARE, INC.	153.15	0.00	153.15
ACCOUNT TOTALS				7,051.21	6.30	7,044.91
GRAND TOTALS				13,188.38	6.30	13,182.08

*** End of Monthly Check Register ***

- MINUTES OF MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
NOVEMBER 11, 1993

A Meeting of the Board of Directors of INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held on November 11, 1993 at 7:P.M. at the home of Rita Rogers.

The following Directors were present:

Rick Vance
Rita Rogers
Ken Miller
Mary Risby

The following person was also present:

Dorothy Miller

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

Approval of Minutes

Minutes from the September 14, 1993 meeting was distributed.

Upon a motion duly made by Ken Miller and seconded by Rick Vance and unanimously carried the following resolution was adopted:

Resolved, that the minutes of the September 14, 1993 be therefore hereby approved as read with the following correction: the number of brochures to be delivered by A. Danto is 2,500.

Minutes from the October 13, 1993 meeting were distributed.

Upon a motion duly made by Ken Miller and seconded by Rita Rogers and unanimously carried the following resolution was adopted.

Resolved, that the minutes of the October 13, 1993 meeting be therefore and hereby approved as read.

Treasurer's Report

Ken stated that a \$2,500.00 water bill had been received from the city. Robert Davenport will check into this. We have received no feedback on our inquiry regarding last month's bill of \$638.00. These issues will be investigated and a report given at a future

meeting.

Ken also mentioned that there is a discrepancy in the number of brochures received from Al Danto and the number of brochures alleged to have been printed. We have received 515 brochures and about 2 or 3 packets of the flyers. The agreement was made for 2,500. Mary suggested that since we had received only one fifth of the agreed upon amount that we pay only one fifth of the agreed amount. Rick suggested that we empower Ken to settle with Al Danto. We have agreed to pay twenty cents apiece for the brochure received.

The motion to allow Ken to negotiate with Al Danto a unit price of twenty cents apiece for the brochures received was made by Rita and seconded by Mary and unanimously carried.

We are ahead of the projected budget. Security is over the budgeted amount. This is due to not collecting sufficient dues to operate the patrol. There have been no new enrollments.

Income from our investments is down. This is due in part to a drop in interest rates.

Ground maintenance is also over budget. There have been new plants bought and mulch. Legal expenses are within budget. Also taxes are good.

The question was raised that if the taxes have been paid why is this not reflected in the report. Ken will check on the payment date. Ken is also going to also check on the amount of money paid to the officer who schedules the security officers. There was discussion about closer scrutiny of the hours worked and pay of the officers.

There was some discussion of the new budget, but no decisions were made.

Upon a motion duly made by Rick and seconded by Rita and unanimously carried the following resolution was adopted.

Resolved, that the treasurer's report be accepted as read with Ken investigating the questions that were raised.

Esplanades

New contract time. The present contractor would like to keep the job. No increase in fees expected. However, the billing may change as we may pay as services are rendered. We are all satisfied with the work that has been done. Rita will negotiate a contract with Troy.

Section I entrance signs have not had bids made. Rita is a getting a contractor to bid.

White Oak Bayou Association is planting trees. Rita stated

that White Oak Bayou Association took the credit for the work done by Inwood Forest Association. There are also hike and bike trails in our area. We will discuss our association with White Oak Bayou Association if they call us. A decision will be made at that time.

Maintenance fee - The letter from last year will be sent this year with a few changes. Rita will make the changes and have them cleared legally. The revised will be for the homeowners whose mortgage company does not pay the fee.

Rick discussed that the I.F.C.I.A. had opposed the Half Way House proposed for Chippawa street. We will draft a letter to the State explaining our position on the Half Way House.

It was also suggested that an article appear in the newsletter about the dawn patrol. These people are the ones who help keep our neighborhood clean by picking up trash as they take their daily walks.

Dorothy Miller attended the county meeting about road ways. Antoine is to remain on the list of main thoroughfares. T.C.Jester is to be finished in about ten months.

Dorothy stated that a pedestrian bridge should be built across Victory to the pool. Left turn signals have been installed at Antoine and Victory. Dorothy also sent a letter to Helen Huey's office regarding a traffic light at the pool.

Deed Restrictions

Dorothy and Charlie are cataloging vehicle violations like parking in the yard, junk cars, cars on blocks etc. First and second notices will be sent. No notices will be sent until Deed Restrictions has been notified, then the Junk Car Ordinance for the City of Houston Neighborhood Protection will assign an agent to work with us if we don't get compliance with deed restrictions.

First notices on collection have been sent. \$240.00 have been collected. We are still the lowest maintenance fees of any local communities.

Phase I None.

Phase II attached. They have been given until November 19th to remove the commercial vehicle or we move to phase III. Rick requested a monthly update of Deed Restrictions violations.

There will be a Gangs in the Neighborhood seminar at The Club on November 17th.

The date was set for the Annual meeting. Date is the 4th Tuesday of January.

Ken made the motion that the Annual meeting will be January 27, 1994. Rita seconded. The motion was carried with Rick opposed. Dorothy will confirm the club's availability. The Newsletter will carry the notice of the meeting. A committee was appointed to promote the Annual meeting. Rita and Mary were selected.

Ken made the motion that the meeting be adjourned. Seconded by Rita. Meeting adjourned at 9:15 P.M.

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
DECEMBER 8, 1993

A Meeting of the Board of Directors of the INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held on December 8, 1993 at the home of Rita Rogers.

The following Directors were present:

Rick Vance
Rita Rogers
Ken Miller
Mary Risby

Also present.

Dorothy Miller

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

Approval of Minutes

Minutes from the November 11, 1993 meeting were distributed. Upon a motion duly made by Ken Miller and seconded by Rita Rogers the following resolution was adopted.

Resolved, that the minutes of the November 11, 1993 meeting be therefore and hereby approved as read.

Treasurer's Report

The Treasurer's report was submitted and read. The large water bill discussed in our last meeting was submitted to the Department of Public Works for reconsideration.

Ken has attempted with no luck to reach Al Danto regarding the payment for the brochures we have received. No bill has been submitted yet for this work. Al is still refusing to give the artwork and proofs to I.F.C.I.A. A letter will be sent to Al Danto with a check for \$500.00. This is for the 514 brochures that we have and the 486 distributed at the Realtors Luncheon. We will not send the \$250.00 for the artwork until we receive the originals

A bill for the mailbox at Claude's was submitted. This bill

is for three months.

Ken has not received information as to when the taxes were paid. Another water bill for \$1,035.06. This one will also be submitted for reconsideration by the Water Department.

Questions were also raised about the amounts submitted for insurance fees, postage fees and administration fees. A breakdown of these accounts has been requested.

Any taxes which have been paid are not reflected in this report.

Rita has revised the letters for the collection of the maintenance fees. One letter is for the homeowners who pay directly and one is for those whose mortgage company pays the fee. These letters have been submitted to Nick Dyer to be mailed. Everett Hartnett will be filling liens against those who are delinquent on 1992 and 1993 maintenance fees.

A motion duly made by Ken Miller seconded by Rita Rogers and unanimously carried, the following resolution was adopted.

Resolved that liens will be filled against homeowners who not have paid their 1992 and 1993 maintenance fees.

Esplanades

The fence in section one has been tabled.

Rita Rogers was reimbursed \$65.00 for Christmas decoration on the esplanades.

Deed Restrictions

Dorothy Miller will coordinate past due maintenance fees from last year and this year. We would like to fill liens every two years at a cost of \$30.00 per lien. Dorothy has sent several letters for pas due amounts.

Regarding the traffic patterns around the pool, there will be a study made this summer.

Dorothy Miller is now president of the G.I.P.

Rick requested budgets from all of the Directors for their areas, Esplanades, Pool, Security, etc. Ken will have the proposed 1994 budget for discussion at the next meeting.

The Annual Meeting will be January 27th. Notice will be in the Newsletter. Two Directors will be up for reelection. Anyone wishing to must do so by the January 10th deadline.

Letters have been sent to Bob Druit, Sylvester Turner, Dorothy Hambrick and Governor Richards regarding the proposed Half-Way

House in our area.

Rick stated that we needed a study of the traffic patterns in our neighborhood. Dorothy will look into how this matter has been handled in other neighborhoods.

Rick requested \$100.00 from the budget to have a get together for those who pass out the newsletter.

Upon a motion duly made by Rita Rogers and seconded by Ken Miller and unanimously carried the following resolution was adopted.

Resolved that \$100.00 be spent for showing our appreciation for those who pass out the newsletter with a small get together.

Rita made the motion that the meeting be adjourned. Seconded by Ken Miller. Meeting adjourned at 9:01 P.M.

Treasurer's Report

The Treasurer's report was submitted and read. The large water bill discussed in our last meeting was submitted to the Department of Public Works for reconsideration.

Ken has attempted with no luck to reach Al Danto regarding the payment for the brochures we have received. No bill has been submitted yet for this work. Al is still refusing to give the artwork and proofs to I.F.C.I.A. A letter will be sent to Al Danto with a check for \$500.00. This is for the 514 brochures that we have and the 486 distributed at the Realtors Luncheon. We will not send the \$250.00 for the artwork until we receive the originals

A bill for the mailbox at Claude's was submitted. This bill is for three months.

Ken has not received information as to when the taxes were paid. Another water bill for \$1,035.06. This one will also be submitted for reconsideration by the Water Department.

Questions were also raised about the amounts submitted for insurance fees, postage fees and administration fees. A breakdown of these accounts has been requested.

Any taxes which have been paid are not reflected in this report.

Rita has revised the letters for the collection of the maintenance fees. One letter is for the homeowners who pay directly and one is for those whose mortgage company pays the fee. These letters have been submitted to Nick Dyer to be mailed. Everett Hartnett will be filling liens against those who are delinquent on 1992 and 1993 maintenance fees.

A motion duly made by Ken Miller seconded by Rita Rogers and unanimously carried, the following resolution was adopted.

Resolved that liens will be filled against homeowners who not have paid their 1992 and 1993 maintenance fees.

Esplanades

The fence in section one has been tabled.

Rita Rogers was reimbursed \$65.00 for Christmas decoration on the esplanades.

Deed Restrictions

Dorothy Miller will coordinate past due maintenance fees from last year and this year. We would like to fill liens every two years at a cost of \$30.00 per lien. Dorothy has sent several letters for pas due amounts.

Regarding the traffic patterns around the pool, there will be a study made this summer.

Dorothy Miller is now president of the G.I.P.

Rick requested budgets from all of the Directors for their areas, Esplanades, Pool, Security, etc. Ken will have the proposed 1994 budget for discussion at the next meeting.

The Annual Meeting will be January 27th. Notice will be in the Newsletter. Two Directors will be up for reelection. Anyone wishing to must do so by the January 10th deadline.

Letters have been sent to Bob Druit, Sylvester Turner, Dorothy Hambrick and Governor Richards regarding the proposed Half-Way House in our area.

Rick stated that we needed a study of the traffic patterns in our neighborhood. Dorothy will look into how this matter has been handled in other neighborhoods.

Rick requested \$100.00 from the budget to have a get together for those who pass out the newsletter.

Upon a motion duly made by Rita Rogers and seconded by Ken Miller and unanimously carried the following resolution was adopted.

Resolved that \$100.00 be spent for showing our appreciation for those who pass out the newsletter with a small get together.

Rita made the motion that the meeting be adjourned. Seconded by Ken Miller. Meeting adjourned at 9:01 P.M.

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
JANUARY 12, 1994

A meeting of the Board of Directors of the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (a Texas non-profit corporation) was held on January 12, 1994 at the home of Rita Rogers.

The following Directors were present:

Rick Vance
Robert Davenport
Rita Rogers
Ken Miller
Mary Risby

Also present

Dorothy Miller

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

Approval of Minutes

Minutes from the meeting of the December 8, 1993 were distributed. Upon a motion duly made by Ken Miller and seconded by Rita Rogers, and unanimously approved the following resolution was adopted.

Resolved, that the minutes of the December 8, 1993 be therefore and hereby approved with correction of the name Nick Dyer to Mike Dwyer.

Deed Restrictions

Dorothy Miller submitted the proposed budget for the Deed Restriction for 1994. One item to generate income proposed was to charge Realtors for copies of our Deed Restrictions. The charge would be \$5.00 for notarized copies and \$1.00 for other copies. Copies will be given to residents. Upon a motion duly made by Robert Davenport and seconded by Rick Vance and unanimously carried, the following resolution was adopted.

Resolved, that the proposed 1994 Deed Restriction Budget be accepted as submitted.

Pool

Robert Davenport distributed the proposed 1994 Pool Budget. There will be no increase in the pool contract. The contract has been submitted for renewal.

Projected expenditures included \$850.00 for a complete ultra sound to determine the source of any water loss. Discussion followed about repairs of the skimmers. Robert also discussed other problems at the pool which must be repaired. Rails on the steps out of the pool, expansion joints, and any leaks. The estimates for the problems need to be submitted. The proposed budget of \$10,000.00 will be deferred until we get the budget from Mike Dwyer.

Esplanades

Rita Rogers submitted the proposed budget for Esplanade. There was an increase in the budget due to an increase in the number of cuttings and bed work. There was also a charge of \$385.00 for the clean up of Areas on Gulf Bank behind the houses on Zimmerman and Greenlawn. There was some discussion regarding cleaning and mowing between Antoine and Vogel on Victory. These amounts, \$330.00 to clean Victory and \$385.00 to clean the additional area on Gulf Bank would have to be added to the proposed budget.

Upon a motion duly made by Rick Vance and seconded by Ken Miller and unanimously carried the additions to the Esplanades budget were tabled. The resulting submitted budget was \$25,500.00.

Treasurer's Report

Questions previously raised regarding the insurance fees and administration fees were answered.

1. The taxes were included in the administration fees.
2. Insurance fees were increased for the directors.

Upon a motion duly made Mary Risby and seconded by Ken Miller and unanimously carried the following resolution was adopted.

Resolved that the Treasurer's report be therefore and hereby approved as read.

Miscellaneous

The bill from the G.I.P. for the renewal of our membership was received.

Upon a motion duly made by Ken Miller and seconded by Robert Davenport and unanimously carried, the I.F.C.I.A. has renewed its G.I.P. membership. for 1994.

A final letter offering Al Danto \$200.00 for the brochures received and distributed will be sent. This is our final offer.

Upon a motion made by Ken Miller and seconded by Mary Risby and unanimously approved the meeting was adjourned at 10 P.M.

ANNUAL MEETING OF THE INWOOD FOREST
COMMUNITY IMPROVEMENT ASSOCIATION

The Annual Meeting was held January 27, 1994 at the Inwood
Forest Country Club.

Introduction of present Directors

Ken Miller
Rita Rogers
Robert Davenport
Mary Risby
Rick Vance

Also present

Dorothy Miller of Deed Restrictions

Introduction of Board Member Candidates

Pat Gandy
Ken Miller
Wayne Norton
Rick Vance

Wayne Norton is an elected officer of the Greater Inwood Partnership. Article 5 Section 12 of the Inwood Forest by-laws would have to be waived to allow him on the ballot.

The motion was made and seconded to waive this section of the by-laws for Wayne Norton. The motion was carried with one dissenting vote.

Newly elected members of the Board

Ken Miller

Pat Gandy

Presentation of Budget by Ken Miller

Projected deficit of \$12,110.00

Continuation of deficit will deplete reserve funds
in 5 or 6 years.

Questions raised about the budget

Has the cost of ground maintenance changed?

Ans. No - the price has been the same for the past
three years.

Is the accounting fee fair?

ans. Yes - at \$9,000.00 per year we are below standard
levels for this type of work.

Farther discussion followed regarding the pool ie, possible leaks, age
of the pool, payment of gate guard and repairs needed.

A proposal from the floor to raise pool fees to help cut the deficit
will be considered at the next Board meeting.

Question from the floor regarding an increase in Homeowner's rates.

Dorothy Miller explained the restrictions governing the increase in rates. These restrictions expire in 2005.

Question about doing a letter survey asking residents about approving arate increase. This letter survey will be handled by Dorothy Miller.

Farther general discussion and comments were accepted from the floor.

The Meeting was adjourned at 9:30 p.m.

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

FEBRUARY 2, 1994

A meeting of the Board of Directors of INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held on February 2, 1994 at the home of Rita Rogers at 7:p.m.

The following directors were present

Rita Rogers
Mary Risby
Ken Miller
Robert Davenport
Pat Gandy

Election of officers

Rita Rogers - President.
Robert Davenport - vice Pres.
Ken Miller - Treasurer
Mary Risby - Secretary

Pat Gandy became 2nd Vice after refusing secretary.

The following are committee chairman

Robert Davenport - Pool
Esplandes- Rita Rogers
Deed Restrictions -Dorothy Miller with Ken Miller Assistant.
Security- ~Jim Kilpatrick. Pat Gandy will represent
the board at Security meetings.

Budget problems will be addressed by the Treasurer and a budget committee when formed.

The budget committee will study and recommend solutions to our deficit problems.

Joanne Ferguson will continue to handle the newsletter.

Next Meeting February 9th at Eisenhower.

A meeting of the Board of Directors of INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held February 9, 1994 in the cafeteria at Eisenhower High School at 7:10 P.M.

The following Directors were present

Rita Rogers
Mary Risby
Ken Miller
Robert Davenport
Pat Gandy

Approval of Minutes

Minutes of the January 12, 1994 meeting were distributed. Upon a motion duly made by Ken Miller and seconded by Mary Risby and unanimously carried, the following resolution was adopted.

Resolved that the minutes of the January 12, 1994 be therefore hereby approved as read.

The minutes of the Annual Meeting on January 27, 1994 were distribute and read. Upon a motion duly made by Ken Miller and seconded by Rita Rogers and unanimously carried the following resolution was adopted.

Resolved, that the minutes of the Annual Meeting be accepted with the following change; the projected deficit be changed from \$12,110.00 to \$10,610.00.

Treasurer's Report

Discussion centered on Directors' Liability Insurance. Is it needed? The policies will be reviewed when they are due for renewal.

Questions were raised by members of the audience regarding income and expenses of the Security Committee. The questions were answered by a member of the committee who was present. Ken also stated that he would follow up on the proposed budget deficit committee.

Upon a motion duly made by Ken Miller and seconded by Robert Davenport and unanimously carried the following resolution was adopted.

Resolved that the Treasurer's Report be accepted with Ken doing the follow up on the Budget Deficit Committee.

Committee Reports

Deed Restrictions No Report
Esplandes No Report

Pool Robert stated that the leak has been located in the skimmer. It will cost \$675.00 per skimmer to fix and there are six. the expansion joints at the pool will be fixed in house. Robert feels that he can fix them safely.

Security Committee

Ken norton lead the discussion on the security committee. Increasing enrollment is very important. A motion was made ny Ken Norton and seconded by Rita Rogers that a letter be sent to the city requesting a study of the proposed street closings.

Pat Gandy made the motion that the meeting be adjourned. Seconed by Ken Miller.

Meeting adjourned at 7:59 P.M.

A meeting of the Board of Directors of INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held February 9, 1994 in the cafeteria at Eisenhower High School at 7:10 P.M.

The following Directors were present

Rita Rogers
Mary Risby
Ken Miller
Robert Davenport
Pat Gandy

Approval of Minutes

Minutes of the January 12, 1994 meeting were distributed. Upon a motion duly made by Ken Miller and seconded by Mary Risby and unanimously carried, the following resolution was adopted.

Resolved that the minutes of the January 12, 1994 be therefore hereby approved as read.

The minutes of the Annual Meeting on January 27, 1994 were distribute and read. Upon a motion duly made by Ken Miller and seconded by Rita Rogers and unanimously carried the following resolution was adopted.

Resolved, that the minutes of the Annual Meeting be accepted with the following change; the projected deficit be changed from \$12,110.00 to \$10,610.00.

Treasurer's Report

Discussion centered on Directors' Liability Insurance. Is it needed? The policies will be reviewed when they are due for renewal.

Questions were raised by members of the audience regarding income and expenses of the Security Committee. The questions were answered by a member of the committee who was present. Ken also stated that he would follow up on the proposed budget deficit committee.

Upon a motion duly made by Ken Miller and seconded by Robert Davenport and unanimously carried the following resolution was adopted.

Resolved that the Treasurer's Report be accepted with Ken doing the follow up on the Budget Deficit Committee.

Resolved that the Treasurer's Report be accepted with Ken doing the follow up on the Budget Deficit Committee.

Committee Reports

Deed Restrictions No Report
Esplanade No Report

Pool Robert stated that the leak has been located in the skimmer. It will cost \$675.00 per skimmer to fix and there are six. the expansion joints at the pool will be fixed in house. Robert feels that he can fix them safely.

Security Committee

Ken Morton lead the discussion on the security committee. Increasing enrollment is very important. A motion was made by Ken Norton and seconded by Rita Rogers that a letter be sent to the city requesting a study of the proposed street closings.

Pat Gandy made the motion that the meeting be adjourned. Seconded by Ken Miller.

Meeting adjourned at 7:59 P.M.

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

BOARD OF DIRECTORS MEETING

FEBRUARY 9, 1994

AGENDA

Reading and approval of minutes from January 12 and February 2, 1994 Board of Directors Meetings and January 27, 1994 I.F.C.I.A. Annual Meeting

Review and approve Board of Directors/Officers and Committee Fact Sheets

Treasurer's Report by Ken Miller, review and sign checks for monthly expenses, sign signature cards for three (3) I.F.C.I.A. Accounts, discuss timing of account's issuance of monthly financial reports and check disbursements and Board of Directors monthly meeting and discuss formation of Budget Deficit Committee

Deed Restrictions/Architectural Control Committee Report by Ken Miller

Security Program Committee Report by Pat Gandy

Traffic patterns and street closures proposal by Wayne Norden

Pool Status Report by Robert Davenport

Grounds Maintenance Status Report by Rita Rogers

Review status and condition of Park recreational equipment

Review status and condition of Section One Entrances and fencing along W. Little York

Confirm March meeting date, time and location

Adjourn meeting



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

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

February 14, 1994

Ms. Susan E. McMillian
Neighborhood Traffic Project Administration
City of Houston
P. O. Box 1562
Houston, Texas 77251-1562

Dear Ms. McMillian:

We, the Inwood Forest Community Improvement Association, wish to thank you for your work with the Neighborhood Traffic Projects throughout our City, and to request your assistance in dealing with traffic problems which continue to affect our neighborhood.

Inwood Forest is a neighborhood of over 1,200 households which over the years has shared the convenience of living close to downtown while enjoying a suburban life style. However, Houston's growth has moved us front and center bringing more traffic activity our way. The completion of Antoine, which bisects our neighborhood, to Veterans Memorial ; the opening of T. C. Jester to Victory Drive; and the impending completion of Victory Drive and West Gulf Bank to I-45 have not only increased the traffic flow on these major thoroughfares but have turned our once quite residential streets into cut-through speedways. Our accessibility is also bringing us more random vandalism and criminal activity. On the basis of these changes, we officially request a detailed study and review by your Department of traffic throughout our neighborhood.

As you know, Inwood Forest has always been an involved community employing its own security patrol, funding the maintenance and beautification of the esplanades on Antoine and Victory Drives and working diligently to enforce our deed restrictions. Now we need your help in addressing this problem so that we can maintain a sense of security both in and outside our homes.

We look forward to working with you regarding the review of traffic in the Inwood Forest area. Wayne Norden, along with several residents on our Security Patrol Committee, has volunteered to coordinate this effort and will be reporting to our Association's Board of Directors regarding the progress of this project. He can be reached at 847-2028 (H), 682-4500 (O) or by mail at 5222 Council Grove, Houston, Texas 77088. You may also contact me at the above address or at 445-4465.

Sincerely yours,

Rita C. Rogers

President, Inwood Forest C.I.A.

A Meeting of the Board of directors of INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held March 16, 1994 at the Century 21 office on Antoine.

The following Directors were present

Rita Rogers
Ken Miller
Mary Risby
Pat Gandy

Approval of Minutes

The Minutes of the last meeting were distributed and read. Upon a motion duly made by Ken Miller and seconded by Pat Gandy the following resolution was adopted.

Resolved that the Minutes be accepted as read with the following change; the name Ken Morton be changed to Wayne Norden.

Treasure's Report

We have a credit of 165.00 with the Water Department. The treasurer is going to contact the Townhome Association in regards to their late dues.

Upon a motion duly made by Pat Gandy and seconded by Mary Risby the following resolution was adopted.

Resolved that the Treasurer's Report be accepted as read.

Directors Meetings were discussed. Executive Meetings will have chairman of the Committee's present, and will be considered extensions of the Board Meetings. Confidentiality was discussed. It is important that confidentiality be maintained no only in Board meetings, but committee meetings as well.

Discussion about House Bill 14.94. Everyone was encouraged to attended a meeting with Sylvester Turner on Wednesday March 23, 1994.

Deed Restrictions

There are 14 violations, all of them minor.
There has been one request for construction
Two request for releases of lien have been received.

An application from Houston Homeowner Association was discussed. We decided not to join.

Security

Jim Kilpatrick presented the budget for the security committee. Patrol hours have been cut. Two shifts cut . Saturday and Sunday afternoons. The budget is based on current membership. Carole Kilpatrick suggested we accept Mastercard\Visa for security payments. Jim and Carole will get all the necessary information for us.

Pool

The skimmers have been repaired. No other problems noted. An increase in fees and the number of non-resident memberships to offer will be discussed at the next meeting. A letter will be sent to Candlelight Forest, Bayou Bend and Inwood West offering \$150.00 family pool memberships. The pool opening date will be coordinated with Aldine ISD closing.

Esplanades No report

April 9th is the great Texas trash off. Discussion about an add in the leader stating that Inwood Forest supports the trash off. Ken Miller will do PR.

Steve Kondik discussed with us about getting city services. Pat Gandy suggested that Steve gather more information and bring a report to the next meeting. This suggestion was unanimously accepted by the Board.

Upon a motion made by Mary Risby and seconded by Ken Miller the meeting was adjourned at 9:30 P.M.

A meeting of the Board of Directors of INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held May 18, 1994 at 7:15 P.M. at the Eisenhower High School.

The following Directors were present

Rita Rogers
Mary Risby
Ken Miller
Pat Gandy

Approval of Minutes

Minutes of the April 20, 1994 meeting were distributed and read. Motion to accept the minutes was made by Pat Gandy and seconded by Rita ~~Miller~~ ^{Rogers} and unanimously accepted.

Treasurer's Report

Another bill has been sent to the Townhomes. We have not received payment

Maintenance Fees-- Approximately 200 homeowners have not paid. Dwyer will send out demand letters certified. After this letter Dorothy Miller will follow up. Also mentioned was the fact that the letter will specify the amount owed by the year. We all agreed that a harder line should be taken concerning collection. Ken will get a list for the Board. We will then decide about foreclosure on the liens we have placed. Ken has not contacted the Finance committee volunteers yet.

Deed Restrictions

5415 Bent Bough appears to be abandon. There is a Tax Lien from IRS. Attempts are being made to contact the owner. Maintenance fees for 1993 have been made. Dorothy will follow with Everett Hartnett.

Deed restriction meeting May 30th.

Pool

The pool will open May 28th. the information regarding the opening will be in the news letter. June 4th is summer session opening. Gate guards will be paid \$7.00 per hr. Banners will be posted to notify people of the opening. We have received calls from Candlelight Forest and Bayou Bend about Pool memberships. Rita will check will Robert Davenport about the readiness of the pool to open.

Rita will write an article for the leader about the pool.

Esplanades

Maintenance is on schedule. Pat will check on the cutting along GulfBank. There was discussion about getting the city to cut the grass and using our present person as back-up. Steve Kondik and Rita Rogers will work on getting information from the City regarding a schedule for cutting the esplanades.

Mosquito spraying on schedule.

Security

Pat Gandy Distributed Security Report.
Rates for Office space were distributed.

Pat Gandy stated that people wanted to know when the bidding would be open for accountant, legal service, pool care and other services. Bidding is every two years.

Pat also wanted to know where the records were kept.

Meeting adjourned at 8:40 p.m.

A meeting of the Board of Directors of INWOOD FOREST COMMUNITY ASSOCIATION (a Texas non-profit corporation) was held May 18, 1994 at 7:15 P.M. at the Eisenhower High School.

The following Directors were present

Rita Rogers
Mary Risby
Ken Miller
Pat Gandy

Approval of Minutes

Minutes of the April 20, 1994 meeting were distributed and read. Motion to accept the minutes was made by Pat Gandy and seconded by Rita Miller and unanimously accepted.

Treasurer's Report

Another bill has been sent to the Townhomes. We have not received payment

Maintenance Fees-- Approximately 200 homeowners have not paid. Dwyer will send out demand letters certified. After this letter Dorothy Miller will follow up. Also mentioned was the fact that the letter will specify the amount owed by the year. We all agreed that a harder line should be taken concerning collection. Ken will get a list for the Board. We will then decide about foreclosure on the liens we have placed. Ken has not contacted the Finance committee volunteers yet.

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5415 Bent Bough appears to be abandon. There is a Tax Lien from IRS. Attempts are being made to contact the owner. Maintenance fees for 1993 have been made. Dorothy will follow with Everett Hartnett.

Deed restriction meeting May 30th.

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Maintenance is on schedule. Pat will check on the cutting along GulfBank. There was discussion about getting the city to cut the grass and using our present person as back-up. Steve Kondik and Rita Rogers will work on getting information from the City regarding a schedule for cutting the esplanades.

Mosquito spraying on schedule.

Security

Pat Gandy Distributed Security Report.
Rates for Office space were distributed.

Pat Gandy stated that people wanted to know when the bidding would be open for accountant, legal service, pool care and other services. Bidding is every two years.

Pat also wanted to know where the records were kept.

Meeting adjourned at 8:40 p.m.

Minutes of Meeting
Of The Board Of Directors Of
Inwood Forest Community Improvement Association
June 15, 1994

A meeting of the Board of Directors of Inwood Forest Community Association (a Texas non-profit corporation) was held on June 15, 1994 at 7:05 P.M.

The following Directors were present

Rita Rogers
Ken Miller
Pat Gandy
Mary Risby

Approval of Minutes

Minutes of the May 18, 1994 were distributed and read. Motion to accept the minutes with the following change was made by Ken Miller. Under the treasurer's report. 2nd paragraph, second line changed to Dwyer may send letters. The motion was unanimously carried.

Treasurer's Report

Workman's Comp Insurance waiting for paper work from us to be renewed.

No Report

Pool

Net receipts \$4110.47

Discussion about other developments getting memberships to the pool. A few members from the club visited the pool. This was a goodwill gesture.

Several seats on the swings in the park were broken. Rita called for replacements at \$32.00 each.

Ground Maintenance

On schedule at three times per month. Pat Gandy is responsible for the grass on Gulfbank behind Zimmerman. There has been no response from the city. Pat stated that the grass will be cut by the next meeting. Steve Krondik has no report on city mowing.

Security

A letter has been received from Corner's of Inwood requesting more patrols. Discussion followed on patrols. The Club has been offered additional security. The Club has hired their own patrols just to sit at the club.

No report on who has paid for security.

Pat Gandy was to start a Citizen's patrol group. These patrols will have to work with the regular patrols. The patrols will be patterned after the Shephard Park Plaza patrols which are very successful.

Deed Restrictions

We have received on request for a Greenhouse which has been approved.

One Release of Lien.

Additional information from Deed Restrictions distributed by Dorothy Miller.

Discussion about dealing with pass due amounts. The Treasurer will be responsible for collecting these amounts. There are about 200 delinquencies, some of whom may need to be foreclosed. Pat Gandy wanted the letters requesting the back dues to be sent by the attorney, but it is cheaper if they are sent from the board. Ken Miller and Pat Gandy will send the letters.

Next meeting July 20th.

Meeting adjourned at 8:00 P.M.

Minutes of Meeting
Of the Board Of Directors Of
Inwood Forest Community Improvement Association

August 17, 1994

A meeting of the Board of Directors of the Inwood Forest Community association (a Texas non-profit corporation) was held on August 17, 1994 at 7:P.M.

The following Directors were present

Rita Rogers
Ken Miller
Mary Risby

Also present -- Dorothy Miller

Approval of Minutes

Minutes of the meeting for June 15,1994 were distributed and read. The minutes were accepted with the following change. In paragraph three under security the sentence has been changed to Pat Gandy looking into starting a citizen's patrol in coordination with Jim Kilpatrick. Ken Miller moved that the minutes be accepted with the aforementioned change. Rita Rogers seconded and it was unanimously carried.

Minutes for the special meeting were distributed and read. Ken Miller moved that the minutes be accepted and seconded by Rita Rogers and unanimously carried.

Treasurer's Report

We are having some problems with Workman's Compensation. We have not paid the premium yet. We are presently looking for a new carrier. Jim and Rita are looking into it.

Security

There was discussion about increasing the hours of patrol to the club. Jim Kilpatrick is working to cut expenses. He is also negotiating with the club for increased cooperation.

Bill Gandy is heading the citizens on patrol group without I.F.C.I.A support. The group will not be a part of our present security.

Deed Restrictions

There have been a number of garage sales in Inwood Forest. Dorothy Miller has sent notices to several households that have had a number of garage sales. Dorothy wants a notice placed in the News letter regarding the fact that taxes are to be paid on the 3rd garage sale at any one residence. More discussion on notifying residence.

Two letters of compliance have been sent. The houses at 6002 Lawn Lane and 6026 Lawn Lane are seriously out of compliance. Discussion followed about getting better compliance by sending letters to the City Office of Neighborhood Protection.

Deed Restrictions has received complaints about Peoples Choice Cable installing antennae. Dorothy talked to Everett Hartnett and a letter will be sent to People's Choice Cable. Discussion on roof top antennae.

Dorothy and Ken Miller will be hand delivering delinquent letters for homeowners dues.

The next newsletter will have an application for any one wanting to run for the Board in December.

Meeting adjourned at 8:38 p.m.

Minutes of Meeting
of the Board of Directors of
Inwood Forest Community Improvement Association
September 21, 1994

A meeting of the Board of Director's of the Inwood Forest Community Improvement Association (a Texas non-profit corporation) was held on September 21, 1994 at 7:05 P.M.

The following directors were present

Ken Miller
Robert Davenport
Pat Gandy
Rita Rogers
Mary Risby
Also present
Dorothy Miller

Approval of Minutes

Minutes of the meeting of August 17, 1994 were distributed and read. Correction was made to the wording in the first paragraph under Minutes to read Pat Gandy getting information about starting a citizen's patrol. A motion to accept the minutes as amended was made by Pat Gandy, seconded by Mary Risby and unanimously carried.

Security Status report

Pat Gandy deferred to Craig Powers, legal council for the COP program. Craig wants to coordinate the private security with cop to maximize coverage. A letter was read signed by 154 persons in Inwood Forest. a copy will be given to each Director.

Bill Gandy offer comments on the security program. Carol Kilpatrick offered rebuttal to Bill Gandy's Comments.

Carol Kilpatrick outlined some of the services offered by the private security patrol. and stated that we have a contract formal or informal to provide services the clients are paying for.

Robert Davenport explained how the hours of patrols were determined. Hours were clearly explained. Weekend hours were discussed

Farther discussion about patrol hours and COP. The decision was to form a committee of three members from the private security and three from the COP to coordinate hours of patrols. A motion was made by Rita Rogers and second by Ken Miller for Jim Kilpatrick and Bill Gandy to form this committee. Motion was

unanimously carried. They will work together and provide a report at the next Board Meeting.

Carol Kilpatrick reported on credit cards being used to pay homeowners dues. She had received no answer from any credit card companies. Dorothy Miller stated that she may be able to use her company's credit card accounts to receive the funds and then transfer them to the I.F.C.I.A. account. Dorothy will study the matter.

Pool and Park

Robert Davenport stated we had a good year at the pool. We came in under budget. The gates to the parking lot will remain locked due to unlawful activity in the park.

Ground Maintenance

Pat Gandy states that the grass behind Zimmerman has been cut. We should be on the schedule for mowing every five weeks. Dorothy Miller called and found that we are on the schedule.

Treasurer's Report

We have received the annual stipend from the townhomes. Ken Miller stated that we are doing a good job collecting delinquent homeowner's dues. Ken then read and discussed every item on the report. Workmen's Compensation cost have increased. David Beal representing our attorney Everett Hartnett stated that we should check the liability coverage on COP. the waiver put out by HPD appears to protect those on patrol. Questions raised about liability insurance for COP members. Bill Gandy will check into the liability of COP. Our attorney will check I.F.C.I.A. liability.

Mary Risby made the motion to accept the treasurer's report. Seconded by Robert Davenport and unanimously carried.

Pat Gandy made the motion that we take a one year option on payments of flood insurance. Seconded by Rita Rogers and unanimously carried.

Discussion about collection of delinquent fees. List of delinquent homeowners passed out. Questions arouse about collecting some dues because of their age. Payment could be made on four years and attorney's fees or the full amount. Pat Gandy motion to give them until October 10th to pay or it goes to the attorney. Seconded by Rita Rogers and unanimously carried.

Deed Restrictions not discussed in open meeting.

October meeting will be 3rd Wednesday.
Ken made motion to adjourn, seconded by Robert.

Minutes of Meeting
of the Board of Directors of
Inwood Forest Community Improvement Association
October 19, 1994

A meeting of the Board of director's of the Inwood Forest Community Improvement Association (a Texas non-profit corporation) was held on October 19, 1994 at 7:03 p.m.

The following directors were present

Ken Miller
Rita Rogers
Pat Gandy
Mary Risby

Also present

Everett Hartnett
Dorothy Miller
Carol Kilpatrick

Approval of Minutes

Minutes of the meeting of September 21, 1994 were read. Pat Gandy made the motion that the minutes be approved as read. Ken Miller seconded and it was unanimously carried.

Security

Carol Kilpatrick informed us that a committee had been formed to meet with the COP. No meeting has been held yet. COP will have it's own directors. This will be an informal committee. This information was conferred to the attorney for COP by letter. COP members will report deed restrictions to Dorothy Miller. Craig Powers will meet with the COP board and report back to IFCIA. Everett Hartnett suggested that COP become a corporation.

Pool and Park

No Report. There was some discussion on the accessibility of the pool to the handicapped.

Ground Maintenance

The grounds are being maintained at their present level. Rita has received information about the present sewer project on Antoine and some surrounding streets. The City is working well with our subdivision. Dorothy stated that replacement of driveways and sidewalks in front homes on Antoine need the signature of the owner. Some homes had been skipped because the owner was not available to provide the signature needed. Dorothy was going to handle that matter.

The bid packages for services need by Inwood Forest will be going out. A notice for request for bids will be put in the Leader. All referrals will go to Rita Rogers.

Treasurer's Report

Ken highlighted several items in the report. Collection of delinquent homeowners dues running into some problems due to lack of proper addresses. Pat Gandy will check the address through the appraisal district, then notify Dorothy Miller.

A motion made by Mary Risby and seconded by Ken Miller to accept the Treasurer's report as read was unanimously carried.

Deed Restrictions

Nelda Mcquary, Dorothy Miller and Paul Meeting will be checking for deed violations. They will particularly be checking garages.

November meeting the 16th.

Motion to adjourn the meeting by Ken Miller. Seconded by Mary Risby.

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
NOVEMBER 16, 1994

A meeting of the Board of Directors of the Inwood Forest Community Improvement Association (a Texas non-profit corporation) was held on November 16, 1994 at 7:00 P.M.

The following Directors were present:

Rita Rogers
Ken Miller
Pat Gandy
Robert Davenport

Also present: Dorothy Miller, Jeff Cooper, Joanne Ferguson

The minutes for the October 19, 1994 Board of Directors Meeting were not available; review and approval was deferred to the December meeting.

SECURITY PROGRAM REPORT

Pat Gandy had no report on the Security Patrol Committee. Robert Davenport had questions for Pat Gandy regarding the IFCOP Program and Pat said this program was not a Board issue and should not be under discussion at this meeting. Rita Rogers reported that funds for the Security Patrol Program were falling off and she would be meeting shortly with Jim Kilpatrick to look into cutting patrol hours. Robert Davenport reported that the patrol car is holding its own requiring routine maintenance but may require a new set of tires shortly.

NEWSLETTER

Rita Rogers reported that Joanne Ferguson and Carol Kilpatrick are currently working on the December Newsletter and it should be available the first week of December. This issue will include information on elections for the Board of Directors and the Annual Meeting.

POOL AND PARK REPORT

Robert Davenport reported that the pool has been winterized. A couple of residents have used the park for parties over the last month. The pool contractor has changed its address to 2510

PAGE 2 - MINUTES - BOARD OF DIRECTOR, NOVEMBER 16, 1994

Farrell and have increased staff. They will conduct their yearly audit shortly and the evaluation should be available for the 1995 budget planning. There have been no more reports of problems in the park since the entrance gates have been locked.

GROUNDS MAINTENANCE REPORT

Rita Rogers reported that the Grounds Maintenance bid notice was published in the Leader and the deadline for requesting bid packages is November 18, 1994. So far six(6) packages have been mailed to prospective bidders. November 30, 1994 is the deadline for returning bids and the results should be available for review by the Board at the December meeting.

The entrance sign at Victory and Vogel was removed by construction crews and is stored in the park area until it can be restored.

TREASURER'S REPORT

Ken Miller reported that everything was in order and the budget for the month was up to normal. There was a stop payment placed on the September Grounds Maintenance payment with a new check issued and the reversal would appear in next month's report. The Treasurer's Report was accepted as presented.

Planning should be started for the 1995 Budget for the Annual Meeting and all Directors should have their budgets ready for discussion at the next meeting.

Dorothy Miller reported that she had followed up on past due maintenance fees and was able to collect an additional \$672.00 . She will be sending a list to legal for the filing of liens. Dorothy is still trying to locate owners and get the maintenance fee notices to the owners and update the addresses. She has sent the corrections to Mike Dwyer to update his records for 1995 billings.

Resident Jeff Cooper, 7826 Streamside, questioned why he had not received a maintenance billing and why his address was listed on I.F.C.I.A records as 7826 Antoine. He had been informed that the bill sent to the wrong address and that a new bill would be sent to the correct address. He was assured that the problem is being corrected and he should be receiving his billing shortly. He was assured that this incident would not interfere with his eligibility to run for the Board if his fees are paid up.

DEED RESTRICTIONS AND ARCHITECTURAL REPORT

Dorothy Miller presented a list of Violations on which notices were sent during November, 1994. Pat Gandy questioned why the list did not include an abandoned car on Gum Grove. Dorothy reported that they have been notified and action is in progress. She said that a list had been turned over to the Police Department and some abandoned and junked cars have been cleared.

PAGE 3, MINUTES OF BOARD OF DIRECTOR - NOVEMBER 16, 1994

She is following up on other reports of trucks, eighteen wheelers and other cars throughout the neighborhood.

Dorothy did not have any items for an Executive Session or to turn over to legal for action.

ANNUAL MEETING

Rita Rogers reported that the 1995 Annual Meeting is scheduled for January 26, 1995 at 7:00 P.M. at Inwood Elementary. The notices for mailing to members are being prepared and will be mailed out in late December.

Pat Gandy questioned if those for the Board are elected by position or number. They are elected by numbers with 1, 3 and 5 up for election in 1995.

DECEMBER MEETING

It was agreed that the December Board Meeting would be held the second Wednesday, December 14, 1994, at Huntington Park at 7:00 P.M.

The Meeting was adjourned at 8:00 P.M.