

Inwood Forest *Community Improvement Association, Inc.*

MINUTES OF THE JUNE 12, 2002 BOARD OF DIRECTORS MEETING

ATTENDANCE

The meeting was called to order at 7:00 p.m., those attending were Vernon Hassel presiding, Mel Weiser, Claude Baker, Mike Janner, Mark Mohr, Dennis House and Louise Gonzales. Nine homeowners and Genesis representative Larry Daly were also present.

HARRIS COUNTY FLOOD CONTROL

Harris County Flood Control representatives Pat Hallicy and John Randolph address the Board and residents about the houses the Flood Control is going to purchase and what the Association can do with the vacant property remaining. The Board directed Management to contact the city and get a listing of properties.

MINUTES

A motion was made, seconded and unanimously approved accepting the minutes of the May 8, 2002 meeting as presented.

FINANCIAL REPORT

Financial reports for May 31, 2002 were presented.

DEED RESTRICTION REPORT

Deed Restrictions were presented.

OTHER BUSINESS

IFCOP

Representatives from IFCOP addressed the Board requesting an annual donation for their budgeting efforts in the National Night Out and Annual Appreciation BBQ. After discussion the matter was tabled until the July meeting.

DIFFERENTIAL RESPONSE TEAM

Representatives from the DRT requested a donation for the year to support their efforts. A motion was made, seconded and unanimously approved to donate \$150.00 for the year.

NEXT MEETING

The next Board meeting will be held on Wednesday July 10 12, 2002.

ADJORNMENT

No further business coming before the Board, the meeting was adjourned at 8:45 pm.

Inwood Forest
Community Improvement Association, Inc.

Approved: *Derron Hassel*

Inwood Forest
Community Improvement Association, Inc.

Approved:

Derron L. Bassell

Inwood Forest
Community Improvement Association, Inc.

7. POOL REPORT

Director Weiser reported to the Board that the swimming pool pump had burned out. The Board directed Mr. Weiser to have the pump replaced to keep the pool open.

8. OTHER BUSINESS

LATE FEES

After discussion a motion was made, seconded and unanimously approved to waive late fees for 2001 accounts that have not been delinquent in past years.

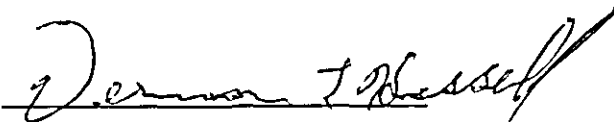
NATIONAL NIGHT OUT

The Board discussed this years National Night Out, Tuesday August 7, and determined to split the costs with IFCOP.

9. ADJORNMENT

No further business coming before the Board, the meeting was adjourned at 8:30 pm.

Approved: _____



Inwood Forest

Community Improvement Association, Inc.

MINUTES OF THE DECEMBER 5, 2001 BOARD OF DIRECTORS MEETING

ATTENDANCE

The meeting was called to order at 7:00 p.m., those attending were Vernon Hassel, presiding, Mel Weiser, Claude Baker, James Kilpatrick with Dennis House absent. Homeowner Louise Gonzales and Genesis representative Larry Daly was also present.

MINUTES

A motion was made, seconded and unanimously approved accepting the minutes of the November 14, 2001 meeting as presented.

FINANCIAL REPORT

Management reported that bank statements had not come in and financial reports would be mailed as soon as they are completed.

LEGAL REPORT

There were no reports to present.

DEED RESTRICTION REPORT

Deed Restrictions were discussed and an article placed in the newsletter will inform residents that they will begin to cite restrictions in January of 2002.

SECURITY REPORT

Director Baker reported that several people have been caught and are going to trial on the break-ins. He stated that residents should not leave anything in their cars of value as many of the break ins have been to cars parked in the street.

OTHER BUSINESS

BOARD APPOINTMENT

A motion was made, seconded and unanimously approved to appoint Louise Gonzales to the vacant board position.

2002 Proposed Budget

The Board reviewed the proposed 2002 Budget, a motion was made, seconded and unanimously approved accepting the 2002 Budget.

ADJORNMENT

No further business coming before the Board, the meeting was adjourned at 8:07 pm.

NEXT MEETING

The next Board meeting will be held on Wednesday January 9, 2001.

Inwood Forest
Community Improvement Association, Inc.

Approved:

Deanna L. Hassel

Inwood Forest

Community Improvement Association, Inc.

MINUTES OF THE NOVEMBER 14, 2001 BOARD OF DIRECTORS MEETING

1. ATTENDANCE

The meeting was called to order at 7:00 p.m., those attending were Vernon Hassel, presiding, Mel Weiser, Claude Baker, Denya Gnutur and James Kilpatrick with Dennis House absent. Genesis representative Larry Daly was also present.

2. MINUTES

A motion was made, seconded and unanimously approved accepting the minutes of the October 10, 2001 meeting as presented.

3. FINANCIAL REPORT

The October 31, 2001 financial report was reviewed and accepted. A motion was made seconded and unanimously approved to have Director Weiser purchase 2 lawn mowers, 2 weed eaters and 1 blower for use on the cul de sacs throughout the community not to exceed \$2,000.00. Management was further directed to obtain a Home Depot Credit Card to be used by Director Weiser for maintenance repairs in the community.

4. LEGAL REPORT

COLLECTION LETTERS – Management informed the Board the Association's attorney had sent out collection letters to delinquent accounts and have been receiving payments.

5. DEED RESTRICTION REPORT

Deed Restrictions were discussed and an article placed in the newsletter will directed people who are doing reconstruction to have the contractor remove the debris or rent a container to discard it.

6. SECURITY REPORT

Sergeant Corley informed the Board of the rash of burglaries that have begun since the change in time as it gets dark earlier. He stated they have caught one person and are continuing to patrol along the golf course in early evenings.

7. OTHER BUSINESS

2002 Proposed Budget

The Board reviewed the proposed 2002 Budget, discussion was made and Management would make the adjustments and e-mail the Board the revised Budget.

8. ADJORNMENT

No further business coming before the Board, the meeting was adjourned at 8:30 pm.

Inwood Forest
Community Improvement Association, Inc.

9. **NEXT MEETING**

The next Board meeting will be held on Wednesday December 5, 2001.

Approved: *Derron L. Bassell*

Inwood Forest

Community Improvement Association, Inc.

MINUTES OF THE OCTOBER 10, 2001 BOARD OF DIRECTORS MEETING

1. ATTENDANCE

The meeting was called to order at 7:05 p.m., those attending were Vernon Hassel, presiding, Mel Weiser, Claude Baker, Denya Gnutur and James Kilpatrick with Dennis House absent. Two representatives from Antoine Beautification Campaign and Genesis representative Larry Daly were also present.

2. MINUTES

A motion was made, seconded and unanimously approved accepting the minutes of the September 12, 2001 meeting as presented.

3. FINANCIAL REPORT

The September 30, 2001 financial report was reviewed and accepted. Director Baker presented a signed copy of the security contract with the Inwood Forest Golf Club.

4. LEGAL REPORT

COLLECTION LETTERS – Management informed the Board the Association's attorney had sent out collection letters to delinquent accounts.

5. DEED RESTRICTION REPORT

Deed Restrictions were discussed and Management was directed that when people are doing reconstruction they are to have the contractor remove the debris or rent a dumpster, and not leave debris on the curbs anymore.

6. SECURITY REPORT

No Security Report

7. OTHER BUSINESS

8. ADJORNMENT

No further business coming before the Board, the meeting was adjourned at 9:30 pm.

Approved: 

Inwood Forest

Community Improvement Association, Inc.

MINUTES OF THE SEPTEMBER 12, 2001 BOARD OF DIRECTORS MEETING

1. ATTENDANCE

The meeting was called to order at 7:05 p.m., those attending were Vernon Hassel, presiding, Mel Weiser, Claude Baker, Denya Gnutur and Dennis House with James Kilpatrick absent. Genesis representative Larry Daly was also present.

2. MINUTES

A motion was made, seconded and unanimously approved accepting the minutes of the July 11, 2001 meeting as presented.

3. FINANCIAL REPORT

The August 31, 2001 financial report was reviewed and accepted.

4. LEGAL REPORT

COLLECTION LETTERS – Management presented the Board with a list of delinquent accounts, after discussion a motion was made, seconded and unanimously approved to turn over the delinquent accounts to the attorney for collection.

5. DEED RESTRICTION REPORT

Deed Restrictions are to begin taking into account some residents are still under reconstruction.

6. SECURITY REPORT

No Security Report

7. POOL REPORT

Director Weiser reported to the Board that the swimming pool will remain open through September 30th on weekends only from, Friday, 4pm-8pm, Saturday, 12pm – 8pm and Sunday from 12pm – 8pm.

8. OTHER BUSINESS

9. ADJORNMENT

No further business coming before the Board, the meeting was adjourned at 8:30 pm.

Approved: 

Inwood Forest

Community Improvement Association, Inc.

MINUTES OF THE MAY 9, 2001 BOARD OF DIRECTORS MEETING

1. ATTENDANCE

The meeting was called to order at 7:02 p.m., those attending were Vernon Hassel, presiding, Claude Baker, Mel Weiser, Denya Guntur, and Dennis House. Genesis representative Larry Daly and one homeowner were also present.

2. MINUTES

A motion was made, seconded and unanimously approved accepting the minutes of the March 14, 2001 meeting as presented.

3. FINANCIAL REPORT

The April 30, 2001 financial report was reviewed and accepted.

4. MANAGEMENT REPORT

The Board reviewed the 2001 Pool Maintenance proposals submitted. After discussion a motion was made, seconded and unanimously approved to renew Southwest Pools contract for 2001 year.

5. DEED RESTRICTION REPORT

Genesis Community Management reported all sections of Inwood Forest C.I.A., Inc. Deed Restrictions are in Word format so they can be placed on the Association's Web page.

6. SECURITY REPORT

Director Baker reported the security committee met on April 5, 2001 and the following items were discussed:

- a. requesting the club to pick up 3 days a week of the bike patrol
- b. the golf course is going to put a fence around the golf course
- c. place signs on Victory and Antione Blvd. stating Inwood Forest is patrolled by HPD officer.
- d. the golf course is putting up "No Trespassing Signs"
- e. security purchased 3 high power spot lights
- f. they are requesting homeowners to light up their yards at night.
- g. IFCOP renewed their lease for one year.

7. POOL REPORT

Director Weiser reported to the Board that the Pool will open on May 26, 2001 and registration will be held May 21-25 at the pool from 5 pm till 7 pm.

8. OTHER BUSINESS

A proposal concerning matching funds from the City of Houston to beautify the esplanades

Inwood Forest
Community Improvement Association, Inc.

on Victory Blvd. and Antione will be presented to the city on May 30th.

8. ADJORNMENT

No further business coming before the Board, the meeting was adjourned at 8:30 pm.

Approved: *Dorman Hassell*

Inwood Forest Community Improvement Association, Inc.

March 14, 2001

1. **Minutes of the February Meeting:** Received and approved.
2. **Present:** Vernon Hassel, presiding, Claude Baker, Mel Weiser, Jim Kilpatrick Denya Guntur, and Dennis House. Homeowners present were Jim Barber, Mary Harris and Barbara Moore. From Genesis: Terry H. Sears and Larry Daly.
3. **Financial Report:** The financial report was reviewed and accepted.
4. **Delinquency Aging Report:** The delinquency aging report was reviewed and discussed. A motion was made by Director Kilpatrick, seconded by Director House and unanimously approved to have Genesis Property Management prepare a letter to send to residents who have not paid the 2001 supplemental fee or courtesy patrol fee and request they voluntarily send in the additional amount to be renamed "Pool & Park Maintenance Fee".
5. **Deed Restriction Violation Report:** The Deed Restriction Violation Report was reviewed and discussed. A motion was made by Director Baker, seconded by Director Kilpatrick and unanimously approved to have Genesis Property Management format all sections of Inwood Forest C.I.A., Inc. Deed Restrictions in Word format so they can be placed on the Association's Web page.

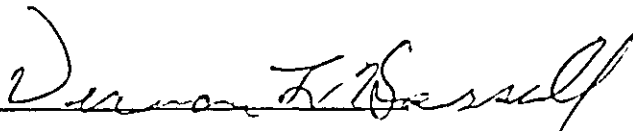
The Board delayed any further Deed Restriction action on 6011 Black Maple Ln. and 6015 Black Maple Ln. until the Board could review photographs.

Director Guntur requested that all future legal deed restriction demand letters be forwarded to her for information.

6. **Rental Fees:** A motion was made by Director Kilpatrick, seconded by Director Baker and unanimously approved to pay previous rent through the month of August 2000 to Inwood Professional Building.

Adjourn: No further business coming before the Board, the meeting was adjourned at 8:25 pm.

Approved: _____



Inwood Forest

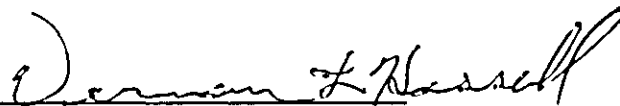
Community Improvement Association, Inc.

February 14, 2001

1. **Minutes of the January Meeting:** Received and approved.
2. **Present:** Vernon Hassel, presiding, Claude Baker, Mel Weiser, Jim Kilpatrick and Denya Guntur. From Genesis: Terry H. Sears.
3. **Financial Report:** The financial report was reviewed and accepted.
4. **Annual Meeting:** The 2001 Annual meeting was discussed and the fact that only 53 people attended. A lengthy discussion was held as to whether proxies should be allowed.
5. **Delinquency Aging Report:** The delinquency aging report was reviewed and discussed.
6. **Deed Restriction Violation Report:** The Deed Restriction Violation Report was reviewed and discussed. The Board discussed the need to revise and amend the deed restrictions.
7. The Board requested ownership information on 5222 Moss Glenn.
7. **New Building:** The Board discussed the cost and status of erecting a new metal building.

Adjourn: No further business coming before the Board, the meeting was adjourned at 8:45 pm.

Approved: _____



Inwood Forest

Community Improvement Association, Inc.

January 10, 2001

1. **Minutes of the November Meeting:** Received and approved. (No meeting in December).
2. **Present:** Vernon Hassel, presiding, Claude Baker, Mel Weiser, Jim Kilpatrick, Denya Guntur and Dennis House. From Genesis: Terry H. Sears.
3. **Financial Report:** The financial report was reviewed and accepted.
4. **Annual Meeting:** The upcoming Annual meeting, notice and elections were discussed. A motion was made and seconded to present an award to Jim Barber for volunteering his time and providing outstanding service to the community. The Board also recognized the value of Ralph Sellers' contribution to the community.

The Board discussed amending the by-laws to allow voting by proxy. A motion was made and seconded to allow voting by proxy.

5. **Delinquency Aging Report:** The delinquency aging report was reviewed and discussed. Mr. Hassel requested that Genesis look over and review Barbara Doves account for accuracy.
6. **Deed Restriction Violation Report:** The Deed Restriction Violation Report was reviewed and discussed. The numerous deed restriction violations at 5938 Darkwood were discussed.
7. **Security Report:** Claude presented a report from the security committee.
7. **New Building:** The Board discussed erecting a new metal building. Mel presented building plans and the cost to purchase a 20 x 36 metallic building. The Board requested that Mel obtain a bid/estimate to install a 30 x 40 building.
8. **2001 Annual Budget:** The proposed 2001 annual budget was discussed. A motion was made and seconded to accept the 2001 budget.
9. **Audit:** Genesis recommended that the Association obtain an audit. The Board suggested that a 2001 audit be performed instead of a 2000 audit due to the change over in management in late 2000.

Adjourn: No further business coming before the Board, the meeting was adjourned at 8:40 pm.

Approved: 

MINUTES OF THE ANNUAL MEETING
OF THE MEMBERS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
JANUARY 23, 1997

The annual meeting of the Inwood Forest Community Association was held at Hoffman Middle School on January 23, 1997.

Declaring that a quorum of members was in attendance, Ralph Sellers, Board President, opened the meeting at 7:00 P.M.

Ralph opened the meeting by introducing Bobbie Tremain. Bobbie explained the Deed Restriction re-write that was in progress. Efraim Garcia, Clymer Wright and Bobbie Tremain are doing the re-write.

Bobbie also stated that the Country Club will put signs at the greens for the number of the green and also put house numbers in the back of the houses on the golf course.

Bobbie introduced Everett Hartnett; Attorney-at-Law, to answer questions about Deed Restriction re-write. He answered questions from the floor.

Bobbie then commended the Deed Restriction Committee for doing a great job.

Ralph introduced Efraim Garcia. Efraim gave an update on getting water to the esplanades. If the Association will be responsible for putting pipes and meters in working condition, the Parks Dept. will put water in. for automatic sprinklers.

Efraim stated that T.C. Jester will be under construction to extend the road to Hwy. 249 sometime in 1998 or 1999.

Efraim said that the bridge on Victory is now under contract to be completed.

He also said that the Association can construct a parking lot by the creek, according to the Flood Control office.

Efraim stated that a left-turn signal will be install at W. Gulf Bank and Antoine.

Efraim said the the City will not close any more streets because of HUD rulings. Speed humps can be installed instead. The City did accept our request for traffic control.

Ralph then introduced Ray Mason, who gave the budget report.

Ralph introduced the candidates for the Board of Directors as follows:

Position 1 Ralph Sellers
Position 3 Bobbie Tremain
Position 5 Ray Mason

Each candidate was given 3 minutes to make a speech. The voting then proceeded.

Ralph Sellers, Bobbie Tremain, and Ray Mason were elected to serve on the Board of Directors of IFCIA for a period of two years until Jan., 1999.

There being no further business, Ralph adjourned the meeting.

Lana Hassell
Secretary of the Meeting

APPROVED:

Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
NOVEMBER 20, 1996

A meeting of the Board of Directors was held at the IFCIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, Chairman of the Meeting, opened the meeting at 8:00 AM.

Present were:

Ralph Sellers
Ray Mason
Bobbie Tremain
Efraim Garcia
Lana Hassell

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

Bobbie Tremain brought up the subject of Bingo. The Country Club will allow IFCIA to hold the Bingo games at the Club at no charge. The papers are almost completely filled out and ready to send. Bobbie stated that it will cost IFCIA approx. \$100, which will be sent in with the application for the payment of the license. The Bingo games will be attended by Inwood Forest residents and members of the Club.

Bobbie also stated that she had the bids for the Golf Course house address signs. These signs will have the street address of the house whose back yard they are placed in. The Country Club will pay for half the cost of the signs. The bids are \$6.50-\$7.00 apiece.

Bobbie stated that Claudene Piwetz is following up on the Neighborhood Sweep by the City. We will be given a list of violations sent by the City to residents. The City may also do another Sweep.

Ralph stated that his Community Service Workers will paint house numbers on curbs of the neighborhood, so that they will all be one color combination and be uniform. It should improve the looks of the lots.

Ralph got 70 yards of dirt for free if he could get it hauled off. He hired a truck for \$35/hr. and got his Workers to spread it in the low places in the Park.

Efraim stated that the Flood Control people gave him a map and asked him for the property lines so IFCIA can put up a fence along the Bayou. He said

that they will probably do a survey. Ralph said someone was doing a survey last week. We should be able to put in a parking lot and fence soon.

Ralph stated that he has sent another Assessment Collections letter to delinquent assessments. He has stated in the letter that delinquent collections have until Dec. 1 to catch up or all delinquent collections will be sent to our attorney.

The General Membership meeting will be held on the third Thursday in Jan. The election will be held at that time for three positions. The meeting will be at Hoffman Middle School on West Little York at 7:00 PM.

Ralph has had someone that has reserved the Volleyball Court for a week-end party soon. He said that people have started to use the Park again for parties, picnics and just enjoying the outdoors.

It was decided that we will make a tour of the neighborhood to look at Christmas lights and give out awards again this year.

It was decided that we would get stickers to put on heavy trash that is put out at the curb before Heavy Trash pick up.

It was also decided to get Caller ID for the IFCIA office.

There being no further business, the meeting was adjourned at 9:00AM.

Lana A. Hassell
Secretary of the Meeting

APPROVED BY:

Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF OPEN BOARD OF DIRECTORS MEETING
JULY 25, 1996

A meeting of the Board of Directors was held at the Hoffman Middle School on West Little York.

Ralph Sellers, Chairman of the meeting, opened the meeting at 7:00 PM.

Present were:

Ralph Sellers
Ray Mason
Bobbie Tremain
Efraim Garcia

Not Present was:

Lana Hassell

The President of the Board declared that there was a quorum of Directors present and would therefore proceed with the Meeting.

Ralph Sellers invited the Inwood Forest residents to the I.F. pool and park on Tuesday, August 6, for a neighborhood get-together for the National Night Out. Refreshments will be served. The party will begin at 7:00 PM.

Ralph opened the floor to the residents for questions or suggestions.

Tom Spencer suggested that the neighborhood somehow have brick mailboxes at each house. Ralph responded by suggesting that a picture of a brick mailbox be put in the next Newsletter with prices available.

The condition of esplanades was brought up. Ralph explained that CIA has a landscape service to come in once a month that mows, weeds, trims, etc. That costs CIA \$950 a trip. The City of Houston mows every other week. Twice a week, two Adult Probationers pick up all the trash on the esplanades. The feasibility of putting water lines in the 35 esplanades is being explored.

Ralph made the announcement that he was not going to run for the Board again in Jan., 1997. He stated that he has volunteered to continue to run the pool, park and esplanades for the next Board. He has applied to the City for Adopt-A-Lot, which gives \$5000 worth of equipment to take care of lots and esplanades.

Ellen asked about the opening up of Victory at the bridge. Ralph said he thought that the City was going to do that sometime this summer. He also made the statement that when Victory was opened up, the street would become a race-way. This would necessitate putting a fence around

the Park for the safety of children in the Park. Efraim has talked to flood district about losing our parking at the park on Victory. The CIA would like to have a parking lot along the Bayou. Efraim is checking on that.

Loretta Hawkins introduced the speaker for the evening. Loretta is the Chairman of the Deed Restriction Committee. Mrs. Bea Link from Neighborhood Protection was introduced. Mrs. Link is in charge of filing, fielding, and taking care of the thousands of complaints that come into the City from Subdivisions and people that need help in correcting problems of Deed Restrictions.

Mrs. Link gave a talk on problems in the neighborhood and the solutions to them. A question and answer session followed.

There being no further business, the meeting was adjourned at 9:00 PM.

Lana A Hassell
Secretary of the Meeting

APPROVED BY:

Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
APRIL 9, 1996

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 8:00 AM.

Present were:

Ralph Sellers
Bobbie Tremain
Ray Mason
Lana Hassell

Not Present was:
Efraim Garcia

The President declared that there was a quorum of Directors present and would therefore proceed with the meeting.

The Newsletter was the subject of the first discussion. It was hoped that the Newsletter would be published by May 10.

Ralph said that the remodeling of the garage for storage and leasing of a small office for IFCOP would be ready by May 1. Ralph showed the Board the lease contract written by Craig Power, Att'y. A motion was made by Ray Mason to accept the contract as written. The motion was seconded by Bobbie Tremain. The motion was voted on and carried by a majority.

Bobbie suggested that a blurb about deed restriction violations. If one sees a neighbor violating the restrictions, one should call the appropriate City department.

Ralph stated that a second Security billing was being sent out to the neighborhood.

Ralph stated that the Probationers were going to dig the holes for the plants that the landscaping company is going to plant.

Bobbie made a motion that study be done to fence the Inwood Forest Park. Lana seconded the Motion. The motion was voted on and carried by a majority.

Ralph stated that he had found out that the sign company that is making th new entrance signs does not install the signs. He knows someone that can install them.

Ralph stated that he had had the insurance man and the "Big Toys" man out to the park to take pictures of the damage done to the playground equipment during the wind storm so that the damaged equipment can be repaired or replaced.

Ralph stated that he had gotten the correct measurements of a volleyball court and the Probatoiners are going to put timbers down to hold the sand in place.

HLP will put mercury vapor lights on existing poles at the Park to light it up. HLP will maintain the lights for \$48 a month per light. Ray made a motion to have the lights installed. Bobbie seconded the motion. The motion was voted on and carried by a majority.

Bobbie brought up the "No Solicitation" signs. A motion was made by Ray that the Board have the signs made and put on light poles in the neighborhood. Lana seconded the motion. The motion was voted on and carried by a majority.

It was decided to put an article in the Newsletter about Garage Sale signs in the esplanades.

Ray is going to have a letter about the Street closings in the Newsletter. It was stated that good things have been said about the speed humps on Streamside.

It was stated that the Fax machine cost \$225 at Office Depot. Ralph stated that the Fax is used almost every day and is a very big help.

Bobbie said that Loretta is still Acting Chairman for the Deed Restriction committee with Claudine Piwetz assisting her. Bobbie said she had told the Deed Restriction Committee that before any lawsuit against violators could be started several things needed to be gathered. Pictures of violations and any and all

correspondence pertaining to the violations should be gathered. Bobbie would like to put in the Newsletter that lawsuits have been filed against violators. Ralph said he would take the filings to the J.P. Court. to Justice of the Peace Dale M. Gorczynski. The Deed Restriction Committee will choose the violations to be filed on and the Board will make the final decision.

The Deed Restrictions for Sections 16, 17, 18 and 19 need to be gotten from Claudine or Loretta. Bobbie suggested that Maintenance Fee non-payment lawsuits and Deed Restriction violation lawsuits be put in the Newsletter to let it be known that the Board is serious about any and all violations. Bobbie and Loretta are to do the Deed Restrictions and Ralph will do the Maintenance violations. Bobbie gave Lana some things to be filed.

Bobbie stated that the Deed Restriction re-write Committee, consisting of Bobbie, Ray and Efraim, needs to get started on the re-write.

Ralph said that he was going to try to get his Probationers to do just about everything that needs to be done around Inwood Forest. He bought about \$20 worth of rakes, hoes, etc. and painted the handles black to identify them as Inwood Forest implements.

There being no new business, the meeting was adjourned at 9:00AM.

Lana A. Hassell
Secretary of the Meeting

APPROVED:

Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD MEETING
MARCH 28, 1996

A brief meeting of the Board of Directors was held at Hoffman Middle School on West Little York at 6:50PM before the scheduled Open Board Meeting at 7:00PM.

Ralph Sellers, President, opened the meeting.

Present were:

Ralph Sellers
Bobbie Tremain
Ray Mason

Not present were:

Lana Hassell
Efraim Garcia

The Chairman declared that there was a quorum of Directors present and would therefore proceed with the meeting.

Bobbie Tremain presented the drawing of the proposed Inwood Forest entrance signs and the cost of the signs, of which the Country Club will pay half. The total cost of the signs is \$10,000. Ray Mason made a motion to go ahead with the signs. The motion was seconded by Ralph Sellers. The motion was voted on and carried by a majority.

The contract for landscaping of the esplanades was presented by Ralph Sellers. Bobbie made a motion to accept the contract. The motion was seconded by Ray Mason. The motion was voted on and carried by a majority.

A motion was made by Ralph Sellers to ask Craig Power to draw up the lease of the IFCIA garage office to IFCOP. The motion was seconded by Bobbie. The motion was voted on and carried by a majority.

There being no further business, the meeting was adjourned at 7:00PM.

Lana A. Hassell, Secretary of the Meeting

APPROVED:

Ralph Sellers, Chairman of the Meeting

INWOOD FOREST COMMUNITY ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
FEBRUARY 13, 1996

A meeting of the IFCIA Board of Directors was held at the IFCIA office located at 8222 Antoine, Suite 103, Houston, Texas.

Ralph Sellers, President, opened the meeting at 8:15AM.

Present were:

Ralph Sellers
Bobbie Tremain
Efraim Garcia
Lana Hassell
Ray Mason

Lana Hassell read the minutes from the meeting of Jan. 30, 1996.

The minutes were approved as read.

Ralph stated that the empty lot on Antoine went up for foreclosure at the County Courthouse. There were no bidders. The State of Texas wanted \$13,000 for back taxes. The lot went to the State of Texas.

Ralph stated that the esplanades had had the following work done on them:

Cleared 32 medians
All the dirt and debris from curbs
Picked up all trash, pinecones, limbs from the medians
Cleaned all beds
Used 11 cubic yards of mulch
Planted 22 flats of pansies with fertilizer under each flower
This work was done for \$1300. This will be done on an as-needed basis.

Lana Hassell spoke about the Newsletter. The following items will be in the Newsletter:

A page devoted to asking for help for the Clark family whose house burned
Four deaths and names of people who have been in hospital, but are now out and recovering
A notice that volunteers can be gotten if there is a need to have one's house watched during a funeral or wake
A brief synopsis of the Annual Meeting held on Jan. 18, 1996
Bobbie's blurb on voting
IFCOP corner
List of Christmas lights and decorations winners
Advertisements
List of Committees and Board liaisons
Deed Restrictions and Architectural Control rules
List of Board officers and phone numbers
Ralph has a letter about assessments

There will be borders around the ads

Other new business included Ralph stating that he had come across a company that had surplus plastic outdoor chairs. He bought 40 of them at a cost of \$3.00 each for the pool.

A water pipe at the pool broke during the cold weather at 9:20PM in 20 degree weather. Ralph went down there and got the water cut off and the pipe has been repaired. The bearings on the pump have been replaced, also.

Ray Mason is checking into bids for the esplanades on an as-needed basis.

Bobbie gave a report on talking to Everett Hartnett. She was asked to find out if he does collections. He does do collections and does anything concerning Community Associations. Bobbie gave the Board a letter from Mr. Hartnett. The Board should have been sent the same letter, but Mr. Hartnett apparently has the wrong address.

A discussion was held about Mr. Bailey or Mr. Hartnett being the Association attorney. A motion was made and seconded to have Mr. Hartnett be the Association attorney. The vote was 2 for and 2 against with 1 abstaining vote. A motion was made and seconded to pay Mr. Bailey for the collection work done and to leave in his hands what he has at the present time. The motion passed by a majority vote. A motion was made and seconded that Mr. Hartnett be given the new collections and if he does not perform within a reasonable time, then the Board will re-evaluate the Assessment collections and see where we stand in 90 days. A motion was made and seconded to modify the motion to include the stipulation that the Board will give Mr. Hartnett the same cooperation and information that has been given to Mr. Bailey. The motion was passed by a majority vote. March 1, 1996 will begin the 90 day trial.

Bobbie also showed a •Draft of Amendment to Deed Restrictions• that Mr. Hartnett sent to her. This draft is 35 pages long and came from another Association who gave Mr. Hartnett permission to let us see it. It seems to be a very good guide. The Deed Restriction Amendment Committee needs to be started up. Three copies are to be made of this draft to be given to each member of the Committee. The draft was given to the Secretary for safe-keeping.

Bobbie told the Board that Loretta Hawkins, the Chairman of the Deed Restriction Committee, is resigning her position. It was suggested that Claudine Piwetz be approached to be Chairman.

The ad in the December Newsletter for •Hair by Trish• will be re-run with no charge because she was very unhappy with the ad. It had no border and was run together with other ads.

Bobbie and Ray will get started on the Street Closings.

Bobbie and Efraim will go to the Deed Restriction Committee meeting tonight.

Efraim Garcia will look into investors for the apartments on W.Gulf Bank for changing them into retired or handicapped people apartments.

Bobbie Tremain will look into design and price for 4 signs at the Inwood Forest Subdivision entrances.

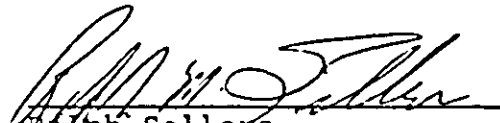
Ralph Sellers stated that he has had made three Yard-of-the-Month signs to replace the three that were stolen. Ralph will get someone to choose the Yard of the Month. Ralph had 2 new signs announcing the Open Board meetings to place on the medians.

It was stressed again that IFCOP and the IFCIA security are two completely different things.

There being no further business, the meeting was adjourned at 9:15AM.

Lana Hassell
Secretary of the Meeting

APPROVED:


Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
JANUARY 30, 1996

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 8:50AM.

Present were:

Ralph Sellers

Ray Mason

Lana Hassell

Efraim Garcia

Bobbie Tremain

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

The first order of the meeting was to certify the election held at the Annual meeting of the general membership on Jan., 18, 1996. Lana Hassell, Secretary of the Board stated the following:

There having been a quorum of 55 votes at the Annual meeting, the election was duly held. The results of the election were as follows. Lana Hassell was re-elected to Position #2 for a term of two years, such term ending in Jan., 1998. Efraim Garcia was elected to Position #4 for a term of two years, such term ending in Jan., 1998.

The second order of the meeting was the election of the Officers of the Board. Nominations were opened. Upon motions made, seconded and unanimously carried, the following resolutions were adopted:

RESOLVED, that Ralph Sellers be, and he hereby is, elected as President of the Board of Directors to serve until his successor-in-office is elected and qualified. Position #1

FURTHER RESOLVED, that Bobbie Tremain be, and she hereby is, elected as 1st Vice-President of the Board of Directors to serve until her successor-in-office is elected and qualified. Position #3

FURTHER RESOLVED, that Efraim Garcia, be and he hereby is, elected as 2nd Vice-president of the Board of Directors to serve until his successor-in-office is elected and qualified. Position #4

FURTHER RESOLVED, that Lana Hassell, be and she hereby is, elected as Secretary of the Board of Directors to serve until her successor-in-office is elected and qualified. Position #2

FURTHER RESOLVED, that Ray Mason, be and he hereby is, elected as Treasurer of the Board of Directors to serve until his successor-in-office is elected and qualified. Position #5

The Secretary further stated at the proposed Budget was approved by a majority of the voters. The Amendments to the By-Laws, after discussing and making some suggested changes, were approved by a majority of the voters. The Budget report was given and approved. A Special Award was presented to Jack McCarty for "Outstanding Citizen of Inwood Forest".

Bobbie Tremain gave a report on the Deed Restriction Committee. She presented each Director with a copy of the first, second and third letters that the Committee will send out to violators of deed restrictions and to the City for action, if the Board approves and votes for the new letters, which have been changed from the old letters. The Board did so approve of the new letters. She gave each Director a copy of violators. A total of 359 first letters have been sent in the past year and of those, 196 have been cleared, partially cleared or have work in progress to clear the violations. A motion was made and seconded that the Board approve the third letter prior to any action being taken, such as it being sent to the City or J.P. The motion carried. The Deed Restriction will be so notified. Bobbie T. told us that the City will not enforce our restrictions about having boats and trailers on property in Inwood Forest. These type of violations will have to be taken to a J.P. which will be a Board decision. The Deed Restriction Committee will be informed that the Board will have last say-so on third letters. B.T. showed us the steps that the City goes through before they enforce anything. A copy of the steps to take violations to the Justice of the Peace was also given to the Board. A motion was made and seconded to keep Loretta Hawkins as Chairman of the Deed Restriction Committee and to retain the current Committee members. The motion carried.

The Newsletter was discussed. It will be put out in February.

The matter of IFCOP using the CIA postage meter, labels and copy machine was discussed. IFCOP used these things for a mailout in January. IFCOP was billed by the CIA for \$297.66; postage, \$228.48; labels, \$15.00; Copying, \$54.40.

A form from the Harris County Appraisal District to fill out for any and all property of CIA was discussed. Ray Mason will fill out this form.

A motion was made and seconded that a regular executive Board meeting be set on the second Tuesday of the month at 8:00AM. The motion carried.

A motion was made and seconded that the regular Open Board Meeting be set on the fourth Thursday of the month at 7:00PM. The motion carried.

The next executive Board meeting will be a 8:00AM on Feb. 13, 1996. The next Open Board meeting will be at 7:00PM at Hoffman Middle School on Feb. 22, 1996.

A motion was made and seconded that all items for the Newsletter be submitted at the regular Board meeting. The motion carried. The Newsletter will be published Bi-monthly in even numbered months.

A motion was made and seconded to amend the above motion that the Open Board meeting be Bi-monthly in odd numbered months on the fourth Thursday. The motion carried. The next Open Board meeting will be the fourth Thursday in March instead of on Feb., 1996.

Ralph Sellers gave a report on the Sheriff's Deputy patrol activities for the last year. Ten alarms were answered, there were ten disturbances in the neighborhood that were answered, two 911 calls were answered. One burglary of a habitation and one burglary of a motor vehicle were investigated by the Deputy. Four criminal mischiefs, one theft that was solved, five DWIs, six recovered stolen automobiles, 165 miscellaneous, 11 secondary back-ups (backing another unit), 2 major accidents, 8 minor accidents. There were 3 felony arrests out here, 17 misdemeanor arrests, 56 warrant cases that he cleared up. 731 people were issued traffic tickets for speeding, 406 warning tickets were issued and 1 parking violation. This should be put in the Newsletter.

An IF COP patroller observed a person sitting in a vehicle and called the Base station who reported it to HPD. It turned out to be an undercover policeman watching a house.

A discussion was held about what to put in a Welcome Basket for new residents. A Deed Restriction for their section, an IF COP application, a simplified list of Deed Restriction violations, a map of the subdivision, a list of voting precincts and chairmen, garbage collection dates, recycle dates, heavy trash pick up dates, phone numbers that are important. There are volunteers for this committee, but no Chairman.

A letter from Everett Hartnett, which included an invoice for legal services from Jan. 21, 1995 through Dec. 31, 1995, was read to the Board by Ebbie Trenain. Please see attached copy of this letter. A motion was made and seconded to pay Mr. Hartnett's invoice for \$600.

The motion carried. Mr. Hartnett is the Registered agent for the Association and Mr. Hartnett's office is the Registered office for the Association with the Texas Secretary of State office.

A letter from Dorothy Miller concerning the Security billing was read by Bobbie Tremain. She was concerned that the billing was mandatory. It is not. Security payments, \$10 a month, is strictly voluntary.

Ralph Sellers stated that the Security payments from the previous Board were paid out of the assessments without individual's authority or question. He stated that there is a letter in the file from the attorney, who disagreed with only certain people getting security.

Bobbie Tremain handed out copies to each Director, each officer's duties.

Ralph Sellers stated that more than an aggregate total of 200 years of past due assessment payments have been cleared up.

Ralph Sellers said that we have some \$60,000 in the Bank. He suggested that we take out 6 months' operating costs, take that from the \$60,000 and put the remainder in a C.D. for investment purposes. A motion was made, seconded. The motion carried.

The Board Liaison for each Committee was then chosen as follows:

Lana Hassell	Welcoming Bereavement Newsletter
Bobbie Tremain	Good Neighbors Deed Restrictions Deed Restriction Rewrite
Ralph Sellers	Beautification Security Public Relations & Advertising Swimming Pool
Ray Mason	Special Projects Special Events & Fundraising Deed Restriction Rewrite
Efraim Garcia	Legislative Education Deed Restriction Rewrite

The By-Laws Committee was disbanded with a commendation for their good work on the By-Laws amendments.

Ralph Sellers is to get Margaret Price's keys and the Inwood Forest automobile decals that she has.

It was decided by all that Bobbie Trenkin would contact Everett Hartnett to see if he wanted to do the assessment foreclosures.

There being no further business, the meeting was adjourned at 10:20AM.

Lana Hassell
Secretary

APPROVED:


Ralph Sellers
Chairman of the Meeting

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

JANUARY 18, 1996

The Annual Meeting of the Inwood Forest Community Association was held at Hoffman Middle School On January 18, 1996 at 7:00PM.

Declaring that a quorum of members was in attendance, Ralph Sellers, Board President, opened the meeting at 7:00 PM.

For the first item of business, Ralph Sellers presented Jack McCarty with a plaque honoring him for his hard work and dedication to the Inwood Forest Community.

Lana Hassell, Board Secretary, then gave a summary of the events and actions of the IFCIA since June 22, 1996. She also told of plans that IFCIA has for the future. These plans include more fund raising events, remodeling the garage at the park for office use and storage (office space will be rented to IF COP). Lana thanked Barbara Wolf and Henrietta Komisar for their work on the Bereavement Committee and Efraim and Vicki Garcia for their work on the Community Newsletter. She stated that IFCIA now has a postage meter, a computer and a copying machine.

Ray Mason was the next speaker. He spoke about street closings, speed bumps and stop signs that IFCIA would like to have implemented with the help of the Community.

Margaret Price gave up her speaking time to the other business.

Ralph Sellers then introduced Steve Kondik, IFCIA accountant. Steve gave the financial report (see attached).

Ralph then presented the proposed budget. After discussion, the proposed budget was voted on and passed by the majority of members.

Ralph told the members that the hired security has written 731 speeding tickets since April, 1995. The new Deputy was introduced.

Ralph told the meeting that there are 1260 homes in Inwood Forest and approximately 846 have paid their assessments. Out of those 846, well over half paid \$68 instead of the \$48 fee. Ralph said that an aggregate total of 200 years of past due fees have been cleared up. Houses can now be foreclosed on for not paying the assessment fees.

Ralph then introduced Bobbie Tremain, Vice-president. She recognized and praised the Chairman of the Deed Restriction Committee, Loretta Hawkins. Bobbie then proceeded with the By-law Amendments to the IFCIA By-laws. Please see attached. Each Amendment was read, discussed and voted on. All of the Amendments were passed by a majority of the members. A copy of the Amended By-laws is attached.

Ralph Sellers then introduced the candidates for the Board of Directors as follows:

Position 2:
Jeffrey Hitt
Lana Hassell

Position 4:
Chris Hanson
Efraim Garcia

Each candidate was given a time period of three minutes to make a speech. The voting then proceeded.

Lana Hassell and Efraim Garcia were elected to serve on the Board of Directors of IFCIA for a period of two years until Jan., 1998.

There being no further business, Ralph Sellers adjourned the meeting at 9:00PM.

Lana Hassell
Secretary of the Meeting

APPROVED:

Ralph Sellers
Chairman of the Meeting

PROPOSED AMENDMENTS TO IFCIA BY-LAWS

ARTICLE I, SECTION 2 - DEFINITIONS

CURRENTLY WRITTEN

The words "single residence homesite" wherever used in these by-laws shall be deemed to mean a lot on which a single family house is constructed.

PROPOSED AMENDMENT

✓ The words "single residence homesite" wherever used in these by-laws shall be deemed to mean a lot or lots on which a single family house is constructed.

ARTICLE IV, SECTION 10 - MEETINGS AND MEMBERSHIP

CURRENTLY WRITTEN

All voting shall be by show of hands or by viva voce, except that, upon the determination of the presiding officer of any meetings or upon the demand of any voter, voting on any further question or questions at any meeting shall be by written ballot. Each ballot shall have a signature stub separable from the ballot so that a secret vote may be possible.

PROPOSED AMENDMENT

✓ All voting shall be by show of hands, by viva voce, or by division of the house except that, upon the determination of the presiding officer of any meeting or upon the demand of any voter, voting on any further question or questions at any meeting shall be by written ballot. Each ballot shall have a signature stub separable from the ballot so that a secret vote may be possible.

ARTICLE V, SECTION 2 - BOARD OF DIRECTORS, NUMBER, TENURE AND QUALIFICATIONS

CURRENTLY WRITTEN

The number of directors shall be five. Each position of director shall be numbered either One, Two, Three, Four or Five and each director elected shall be elected to a position on the Board of Directors, as follows: *The tenure of office for directors of positions One, Three and Five shall end at the annual meeting in January 1975. Directors elected to position Two and Four shall hold office until the annual meeting in January, 1976. Thereafter,* all directors shall be elected to two-year terms of office with overlapping terms with elections for directors to positions One, Three and Five being held in each odd-numbered year and elections for directors to positions Two and Four being held in each even numbered year. Each director shall hold office until his term

expires and until his successor shall have been elected and qualified. Election shall be by a majority of those votes present and voting.

PROPOSED AMENDMENT

The number of directors shall be five. Each position of director shall be numbered either One, Two, Three, Four or Five and each director elected shall be elected to a position on the Board of Directors as follows: All directors shall be elected to two-year terms of office with over-lapping terms with elections for directors to positions One, Three and Five being held in each odd-numbered year and elections for directors to positions Two and Four being held in each even-numbered year. Each director shall hold office until his term expires and until his successor shall have been elected and qualified. Election shall be by a majority of those votes present and voting.

No two members of the same family or household can serve on the Board of Directors at the same time.

ARTICLE V, SECTION 4 - BOARD OF DIRECTORS, REGULAR MEETINGS

CURRENTLY WRITTEN

A regular annual meeting of the Board of Directors shall be held without other notice than this by-law, immediately after, and at the same place as the annual meeting of the members. The Board of Directors may provide by resolution the time and place in Harris Count, Texas, for the holding of *additional regular meetings* of the Board without other notice than such resolution.

PROPOSED AMENDMENT

A regular annual meeting of the Board of Directors shall be held without other notice than this by-law, immediately after, and at the same place as the annual meeting of members. The Board of Directors will provide by resolution the time and place in Harris County, Texas, for the holding of *regular monthly meetings* of the Board without other notice than such resolution.

ARTICLE V, SECTION 9 - BOARD OF DIRECTORS, VACANCIES

CURRENTLY WRITTEN

Any vacancy occurring on the Board of Directors shall be filled at a special meeting of the members of the Corporation. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

PROPOSED AMENDMENT

Any vacancy occurring on the Board of Directors shall be filled at a special meeting of the members of the corporation *within 30 days of the vacancy occurring.* A director

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elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

ARTICLE V, SECTION 12 - BOARD OF DIRECTORS, DIRECTOR NOT QUALIFIED

CURRENTLY WRITTEN

✓ Any person who is a director or other officer of any other civic or political organization which serves the immediate area of Inwood Forest shall not be eligible to serve as a director of this corporation, unless this section is expressly waived by a majority vote of the members.

PROPOSED AMENDMENT

Eliminate this section altogether

ARTICLE VI, SECTION I - OFFICERS

CURRENTLY WRITTEN

The officers of the corporation shall be a president, ~~one or more vice presidents (the number thereof to be determined by the Board of Directors)~~, a secretary, a treasurer and such other officers as may be elected in accordance with the provisions of this Article. The Board of Directors may elect or appoint such other officers, including one or more assistant secretaries and one or more assistant treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Directors. ~~The president, secretary and treasurer shall be directors of the corporation.~~ All other officers must be members of the corporation.

PROPOSED AMENDMENT

✓ The officers of the corporation shall be a president, ~~a first vice-president, a second vice-president~~, a secretary, a treasurer and such other officers as may be elected in accordance with the provisions of this Article. The Board of Directors may elect or appoint such other officers, including one or more assistant secretaries and one or more assistant treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Directors. ~~The president, first vice-president, second vice-president, secretary and treasurer shall be directors of the corporation.~~ All other officers must be members of the corporation.

ARTICLE VI, SECTION 6 - OFFICERS, VICE PRESIDENT

CURRENTLY WRITTEN

In the absence of the president or in the event of his inability or refusal to act, ~~the vice president (or in the event there be more than one vice president) the vice presidents in the order of their election~~ shall perform the duties of the president, and when so acting,

shall have all the powers of and be subject to all the restrictions upon the president. Any vice-president shall perform such other duties as from time to time may be assigned to him by the president or the Board of Directors.

PROPOSED AMENDMENT

✓ In the absence of the president or in the event of his inability or refusal to act, *the first vice-president or the second vice-president, in that order,* will perform the duties of the president, and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. Any vice president shall perform such other duties as from time to time may be assigned to him by the president or the Board of Directors.

ARTICLE VII, SECTIONS 1 AND 2 - COMMITTEES

CURRENTLY WRITTEN

SECTION 1. Committees of Directors. The Board of Directors, by resolution adopted by a majority of the directors in office, may designate and appoint one or more committees, each of which shall consist of two or more directors, which committees, to the extent provided in said resolution, shall have and exercise the authority of the Board of Directors, in the management of the corporation; provided, however, that no such committee shall have the authority of the Board of Directors in reference to amending, altering or repealing the by-laws; electing, appointing or removing any member of any such committee or any director or officer of the corporation; amending the articles of incorporation; adopting a plan of merger or adopting a plan of consolidation with another corporation; authorizing the voluntary dissolution of the corporation or revoking proceedings therefor; adopting a plan for the distribution of the assets of the corporation; or amending, altering, or repealing any resolution of the full Board of Directors. The designation and appointment of any such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual director, of any responsibility imposed upon it or him by law.

SECTION 2. Other Committees. Other committees not having and exercising the authority of the Board of Directors in the management of the corporation may be designated by a resolution adopted by a majority of the directors present at a meeting in which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be members of the corporation, and the president of the corporation may appoint the members thereof, or may provide for election by the members to certain committees. Any members thereof may be removed by the person or persons authorized to appoint or elect such committees whenever in their judgment the best interests of the corporation shall be served by such removal.

PROPOSED AMENDMENT

✓ **SECTION 1. Committees.** The Board of Directors, by resolution adopted by a majority of the directors present at a meeting where a quorum is present, may designate and appoint one or more committees, each of which shall consist of two or more members, which committees, to the extent provided in said resolution, shall have and exercise the

duties assigned to them. Except as otherwise provided in such resolution, members of each committee shall be members of the corporation. Each committee shall be assigned at least one director who shall act as liaison with the Board of Directors. The assigned liaison or the president of the corporation may appoint the members thereof, with the concurrence of the majority of the Board, or may provide for election by the members to certain committees. Any members thereof may be removed by the person or persons authorized to appoint or elect such committees whenever in their judgment the best interests of the corporation shall be served by such removal. Where appointment was made subject to concurrence of the Board, the removal must also be concurred in by a majority of the Board.

X SECTION 2. Architectural Control and Deed Restriction Committee. The Board of Directors will appoint two or more members to form the Architectural Control and Deed Restriction Committee. In carrying out its responsibilities in the enforcement of architectural control and conformance with the deed restrictions, actions taken and notifications given by this Committee will be deemed to have been taken and given with full authority of the Board of Directors.

ARTICLE VIII, SECTION 2 - CONTRACTS, CHECKS, DRAFTS AND FUNDS

CURRENTLY WRITTEN

All checks, drafts or orders for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors, *such instruments shall be signed by the treasurer or an assistant treasurer and countersigned by the president or a vice president of the corporation.*

PROPOSED AMENDMENT

✓ All checks, drafts or orders for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time by determined by resolution of the Board of Directors, *such instrument shall be signed by the treasurer or an assistant treasurer and countersigned by any other member of the Board of Directors.*

ARTICLE X - CERTIFICATION OF MEMBERSHIP

CURRENTLY WRITTEN

The Board of Directors may provide for the issuance of certificates evidencing membership in the corporation, which shall be in such form as may be determined by the Board. Such certificates shall be signed by the president or a vice president and by the secretary or an assistant secretary and shall be sealed with the seal, or a facsimile of the seal of the corporation. All certificates evidencing membership shall be

consecutively numbered. The name and address of each member and the date of issuance of the certificate shall be entered on the records of the corporation. If any certificate shall become lost, mutilated or destroyed, a new certificate may be issued therefor upon such term and conditions as the Board of Directors determine.

PROPOSED AMENDMENT

✓ Eliminate this article altogether.

ARTICLE XII - ROBERT'S RULES OF ORDER

PROPOSED ADDITION TO BY-LAWS

✓ All meetings of the membership or the Board of Directors will be conducted in accordance with Robert's Rules of Order. The presiding officer at each meeting of the members of the corporation or of the Board of Directors will designate a parliamentarian to assure compliance with the rules of procedure. A copy of Robert's Rules of Order will be available at each such meeting for reference.

BYLAWS
OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

ARTICLE 1.

Definitions

Section 1 Property: The word "property" as used in these by-laws shall be deemed to mean the following described real property situated in the County of Harris, State of Texas, and more particularly described as follows:

All of that certain subdivision known as Inwood Forest in Harris County, Texas, according to the maps or plats on file in the office of the County Clerk of Harris County, Texas, as of January 15, 1974.

Together with any and all other real property which may hereafter, through the operation of conditions, covenants, restrictions, easements, reservations or charges pertaining to the same, be placed under or submitted to the jurisdiction of this corporation and be accepted as within the jurisdiction of this corporation by resolution of the Board of Directors of this corporation.

Section 2. Residence Homesite. The words "single residence homesite" wherever used in these by-laws shall be deemed to mean a lot or lots on which a single family house is constructed. "Single residence homesite" shall not be extended to include townhouses, apartments or other multifamily building sites or structures, as defined in any declaration of conditions, covenants, restrictions, easements, reservations or charges affecting the portion of said property on which the building site is located, or as used in any restrictive covenants touching or concerning any property in the Inwood Forest subdivision.

ARTICLE II

Functions of the Corporation

Section 1. Purposes. The purposes for which the corporation is formed are civic and social for the benefit and betterment of the residents and property owners of Inwood Forest, a residential development in Harris County, Texas. To carry out such purposes properly, the corporation may at the discretion of its board of Directors perform the following functions and the exercise of such functions shall be deemed to be within the scope of activities contemplated by the corporation charter:

(a) The corporation may care for vacant, unimproved and unkempt lots in said development, remove and destroy grass, weeds and rodents therefrom and do any other things, and perform any labor necessary or desirable in the judgment of this corporation to keep the property, and the land contiguous and adjacent thereto, neat and in good order.

(b) The corporation may enforce charges, restrictions, conditions and covenants existing upon and created for the benefit of said property over which this corporation has jurisdiction; the corporation may pay all expenses incidental thereto; the corporation may enforce the decisions and rulings of this corporation having the jurisdiction over any of said property; the corporation may pay all of the expenses in connection therewith; and may reimburse any declarant under any declaration or may pay conditions, covenants, restrictions, assessments or charges affecting said property, or any part thereof, for all costs and expenses incurred or paid by it in connection with the enforcement of any of the conditions, covenants, restrictions, charges, assessments or terms set forth in any declaration.

(c) The corporation may perform any and all lawful things and acts which this corporation at any time and from time to time, shall, in its discretion, deem to be in the best interests of said property and the owners of the building sites thereon, and shall pay all costs and expenses in connection thereon.

(d) Any powers and duties exercised by said corporation relating to maintenance, operation, construction of any facilities provided for herein may be contracted for with any qualified contractor as agent.

(e) The corporation may provide for garbage and rubbish collection and mosquito control and security services for protection of the property and /or persons in the subdivision.

(f) The corporation may expend the funds collected by it from assessments, maintenance charges and all other moneys received by the corporation for the payment and discharge of all proper costs, expenses and obligations incurred by this corporation in carrying out any or all of the purposes for which the corporation is formed.

Section 2. Area. The activities of the corporation shall be limited to the area known as Inwood Forest, a development in Harris County, Texas, and to such other areas which may hereinafter through the operation of conditions, covenants, restrictions, easements reservations or charges pertaining to the same be placed under or submitted to the jurisdiction of this corporation and be accepted as within the jurisdiction of this corporation by resolution of the Board of Directors of this corporation.

ARTICLE III

Offices

The principal office of the corporation shall be located in the County of Harris, State of Texas.

The corporation shall have and continuously maintain in the State of Texas a registered office and a registered agent as required by the Texas Non-profit Corporation Act. The registered office may be, but need not be, identical with the principal office in the State of Texas, and the address of the registered office may be changed from time to time by the Board of Directors.

ARTICLE IV.

Meetings and Membership

Section 1. Annual Meeting. The annual meeting of the members shall be held on the 4th Thursday of January in each year at 7:30 o'clock P.M. if not a legal holiday, and if a legal holiday, then on the next succeeding business day, or the annual meeting may be held on a different day if the Board of Directors shall give at least two weeks' written notice of a change of time for such meeting, such notice to be deposited in the U.S. Mail at least two weeks prior to the third Monday of January, for the purpose of electing directors and for the transaction of any and all such other business which may be brought before or submitted to the meeting. All annual meetings of the members shall be held at a place to be determined by the Board of Directors of the corporation in Harris County, Texas. Notice of all annual meetings shall be mailed to all members of the corporation setting forth the time and place of such meeting at least two weeks prior to such meeting, or as provided in Article IX, Section 3 of these by-laws.

Section 2. Special Meeting. Special meetings of the corporation shall be held at the office of the corporation in Harris County, Texas, or at such other places as may be designated in the notice or waiver or waivers of notice of the respective meetings. Special meetings of the members may be called by the president, or by a vice president or by a majority of the Board of Directors, or by holders of one-fifth of the voters of the corporation. Written notice of each special meeting of the members, stating the date, time and place thereof and indicating briefly the purpose or purposes thereof, shall be sent by mail, or telegram to be delivered by the secretary, or in the event of his absence or failure, refusal, inability or omission to so do, by the president or a vice president or any assistant secretary, to each of the members of the corporation at their respective property addresses, as shown by the records of the corporation, at least ten (10) days prior to the date set for the holding of the meeting. Unless otherwise indicated in the notice or waiver or waivers of notice thereof, any and all business may be transacted at any special meeting of the members.

Section 3. Quorum. The members holding 50 votes of the corporation present in person shall constitute a quorum for all purposes at any meeting of the members. If the number of votes necessary to constitute a quorum at any annual or special meeting of the members fail to attend in person, the members present in person may adjourn any such meeting from time to time without notice other than by announcement at the meeting, until the transaction of any and all business submitted or proposed to be submitted to such meeting or any adjournment or adjournments thereof shall have been completed. At any such adjourned meeting at which a quorum may be present in person, any business may be transacted which might have been transacted at the meeting as originally notified or called.

Section 4. Organization. The president of the corporation and in the event of his absence a vice president of the corporation, shall call meetings of the members to order and shall act as chairman of such meetings. In the absence of the president and a vice president of the corporation, the members present may appoint a chairman. The secretary of the corporation, or in his absence an assistant secretary, shall act as secretary of all meetings of the members but in the absence of the secretary and an assistant secretary, the presiding officer may appoint any person to act as secretary of the meeting.

Section 5. Qualification of Members. The corporation shall have one class of members. The designation of such class and the qualifications and rights of the members of such class shall be as follows: Members with voting rights, which member shall qualify as a voter upon his or her acquiring title to any real property in the Inwood Forest Subdivision, and such member shall be in good standing with the corporation in order to qualify as a voter.

Members of the Inwood Forest Homes Association shall be entitled to membership in this corporation, and shall have the same rights, duties, and obligations to and in this corporation as any other member.

Section 6. Voting Rights. Each owner of a Lot in the Subdivision shall be a member and each such member in good standing shall be entitled to one (1) vote for each lot owned by such member on any matter submitted to a vote of the members. When more than one person owns a fee interest in any lot, all such persons shall be members. The vote of any lot owned by and husband and wife having a community property interest in the lot may be cast by either of them. In the case of a joint ownership of property other than as community property involving husband and wife, the vote shall be divided with fractional parts according to the percentage of ownership.

Section 7. Transfer of Membership. Upon the sale by any member of real property in the subdivision which entitled a member to a vote, the sale by such member shall automatically transfer such voting membership to the purchaser of said property. Membership in this corporation is not transferable or assignable except as provided in this section.

Section 8. Resignation. Any member may resign by filing a written resignation with the secretary, but such resignation shall not relieve the member so resigning of the obligation to pay any dues, assessments or other charges theretofore accrued and unpaid.

Section 9. Reinstatement. Upon written request signed by a former member and filed with the secretary, the Board of Directors may, by the affirmative vote of three-fifths of the members of the Board, reinstate such former member to membership upon such terms as the Board of Directors may deem appropriate.

Section 10. Voting. All voting shall be by show of hands, by viva voce, or by division of the house except that, upon the determination of the presiding officer of any meetings or upon the demand of any voter, voting on any further question or questions at any meeting shall be by written ballot. Each ballot shall have a signature stub separable from the ballot so that a secret vote may be possible.

Section 11. Member in Good Standing. A member shall be in good standing and entitled to vote if such member is qualified as a resident owner of an estate in land and has paid all maintenance charges and assessments due at the time of voting.

Section 12. Proxy. Voting by proxy shall not be allowed and a voting member must be present in person at a meeting of members to vote on any matter submitted to the members.

ARTICLE V.

Board of Directors

Section 1. General Powers. The affairs of the corporation shall be managed by its Board of Directors. Directors shall be members of the corporation.

Section 2. Number, Tenure and Qualifications. The number of directors shall be five. Each position of director shall be elected to a position on the Board of Directors as follows: All directors shall be elected to two-year terms of office with over-lapping terms with elections for directors to positions One, Three and Five being held in each odd-numbered year and elections for directors to positions Two and Four being held in each even-numbered year. Each director shall hold office until his term expires and until his successor shall have been elected and qualified. Election shall be by a majority of those votes present and voting.

Any candidate for the office of director shall file with the secretary of the Board of Directors or any agent designated by the Board, an application to have his name printed on the ballot to be used at said election. The application shall be signed by such candidate and shall be filed on or before December 31 prior to the date of the annual meeting of the members at which an election of directors is to be held. Such application shall specify the position by number to which the candidate desires to be elected.

No two members of the same family or household can serve on the Board of Directors at the same time.

Section 3. Removal of Directors. Any director elected by the members may be removed by the members whenever, in their judgment, the best interest of the corporation would be served thereby, and such removal shall be without prejudice to the contract rights, if any, of the director so removed. Removal shall be by a majority of those votes present and voting, and shall be at a meeting at which a quorum of votes is present.

Section 4. Regular Meetings. A regular annual meeting of the Board of Directors shall be held without other notice than this by-law, immediately after, and at the same place as the annual meeting of members. The Board of Directors will provide by resolution the time and place in Harris County, Texas, for the holding of regular monthly meetings of the Board without other notice than such resolution.

Section 5. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the president or any three directors. The person or persons authorized to call special meetings of the Board may fix any place in Harris, County, Texas, as the place for holding any special meeting of the Board called by them.

Section 6. Notice. Notice of any special meeting of the Board of Directors shall be given at least two day previous thereto by written notice delivered personally or sent by mail or telegram to each director at his address as shown by the records of the corporation. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. If notice be given by telegram, such notice shall be deemed to be delivered when the telegram is delivered to the telegraph company. Any director may waive notice of any meeting. The attendance of a director at any meeting will constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these by-laws.

Section 7. Quorum. A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the directors is present at said meeting, a majority of the directors present may adjourn the meeting from time to time without further notice.

Section 8. Manner of Action. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors unless the act of a greater number is required by law or by these by-laws.

Section 9. Vacancies. Any vacancy occurring on the Board of Directors shall be filled at a special meeting of the members of the corporation within 60 days of the vacancy occurring. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office.

Section 10. Compensation. Directors shall not receive any compensation for their services.

Section 11. Informal action by Directors. Any action required by law to be taken at a meeting of directors, or any action which may be taken at a meeting of directors, may be taken without a meeting if consent in writing, setting forth the action so taken, shall be signed by all of the directors.

ARTICLE VI.

Officers

Section 1. Officers. The officers of the corporation shall be a president, a first vice president, a second vice president, a secretary, a treasurer and such other officers as may be elected in accordance with the provisions of this Article. The Board of Directors may elect or appoint such other officers, including one or more assistant secretaries and one or more assistant treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed, from time to time, by the Board of Directors. The president, first vice president, second vice president, secretary and treasurer shall be Directors of the corporation. All other officers must be members of the corporation.

Section 2. Election and Term of Office. The officers of the corporation shall be elected annually by the directors at the regular annual meeting of the Board of Directors. New offices may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified. Election shall be by a majority of those present and voting.

Section 3. Removal. Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interest of the corporation would be served thereby. Removal shall be by a majority of those votes present and voting, at a meeting at which a quorum is present.

Section 4. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

Section 5. President. The president shall be the principal executive officer of the corporation. He shall preside at all meetings of the members and of the Board of Directors. He may sign, with the secretary and/or any proper officer of the corporation authorized by the Board of Directors, any deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these by-laws or by statute to some other officer or agent of the corporation; and in general he shall perform all duties incident to the office of president, and such other duties as may be prescribed by the Board of Directors from time to time.

Section 6. Vice Presidents. In the absence of the president or in the event of his inability or refusal to act, the first vice president or the second vice president, in that order, will perform the duties of the president, and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. Any vice president shall perform such other duties as from time to time may be assigned to him by the president or the Board of Directors.

Section 7. Treasurer. The treasurer shall have custody of all the funds and securities of the corporation which come into his hands. When necessary or proper, he may endorse, on behalf of the corporation, for collection, checks, notes and other obligations and shall deposit the same to the credit of the corporation in such bank or banks or depositories as shall be designated in the manner described by the Board of Directors; he may sign all receipts and vouchers for payments made to the corporation, either alone or jointly with such officer as is designated by the Board of Directors; whenever required by the Board of Directors, he shall render a statement of his cash account; he shall enter of cause to be entered regularly on the books of the corporation to be kept by him for that purpose full and accurate accounts of all moneys received and paid out on account of the corporation; he shall at all reasonable times exhibit his books and accounts to any director of the corporation during business hours; he shall perform all acts incident to the position of treasurer subject to the control of the Board of Directors; he shall, if required by the Board of Directors, give such bond for the faithful discharge of his duties in such form as the Board of Directors may require.

Section 8. Secretary. The secretary shall keep the minutes of the meetings of the members and of the Board of Directors in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these by-laws or as required by law; to be custodian of the corporate records and of the seal of the corporation and see that the seal of the corporation is affixed to all documents, the execution of which on behalf of the corporation under its seal is duly authorized in accordance with the provisions of these by-laws; keep a register of the post office address of each member which shall be furnished to the secretary by such member; and in general perform all duties as from time to time may be assigned to him by the president or by the Board of Directors.

Section 9. Assistant Secretaries and Assistant Treasurers. If required by the Board of Directors, the assistant treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Directors shall determine. The assistant treasurers and assistant secretaries, in general, shall perform such duties as shall be assigned to them by the treasurer or the secretary or by the president or the Board of Directors.

ARTICLE VII.

Committees

Section 1. Committees. The Board of Directors, by resolution adopted by a majority of the directors present at a meeting where a quorum is present may designate and appoint one or more committees, each of which shall consist of two or more members, which committees, to the extent provided in said resolution, shall have and exercise the duties assigned to them. Except as otherwise provided in such resolution, members of each committee shall be members of the corporation. Each committee shall be assigned at least one Director who shall act as liaison with the Board of Directors. The assigned liaison or the president of the corporation may appoint the members thereof, with the concurrence of the majority of the Board, or may provide for election by the members to certain committees. Any members thereof may be removed by the person or persons authorized to appoint or elect such committees whenever in their judgment the best interests of the corporation shall be served by such removal. Where appointment was made subject to concurrence of the Board of Directors, the removal must also be concurred in by a majority of the Board.

Section 2. Term of Office. Each member of a committee shall continue as such until the next annual meeting of the members of the corporation and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

Section 3. Chairman. One member of each committee shall be appointed chairman by the person or persons authorized to appoint the members thereof.

Section 4. Vacancies. Vacancies in the membership of any committee may be filled by appointments or elections made in the same manner as provided in the case of the original appointments or elections.

Section 5. Quorum. Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

ARTICLE VIII.

Contracts, Checks, Drafts and Funds.

Section 1. Contracts. The Board of Directors may authorize any officer or officers, agent or agents of the corporation, in addition to the officers so authorized by these bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to specific instances.

Section 2. Checks, Drafts, Etc. All checks, drafts or orders for the payment of money, notes or other evidence of indebtedness issued in the name of the corporation, shall be signed by such officer or officers, agent or agents of the corporation and in such manner as shall from time to time be determined by resolution of the Board of Directors, such instruments shall be signed by the treasurer or an assistant treasurer and countersigned by any other member of the Board of Directors.

Section 3. Deposits. All funds of the corporation shall be deposited from time to time to the credit of the corporation in such banks, trust companies or other depositories as the Board of Directors may select.

ARTICLE IX.

Miscellaneous Provisions

Section 1. Fiscal Year. The fiscal year of the corporation shall begin January 1 and end on December 31 of each year.

Section 2. Seal. The seal of the corporation shall be circular in form and shall have inscribed thereon the name of the corporation.

Section 3. Notice and Waiver of Notice. Whenever any notice is required to be given under the provisions of these by-laws, said notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed, postpaid wrapper addressed to the person entitled thereto at his property address, as it appears on the books of the corporation, and such notice shall be deemed to have been given on the day of such mailing. A waiver of notice, whether before or after the time stated therein, shall be deemed equivalent to notice. Notice may be given by leaving same at the property address of any member.

ARTICLE X.

Amendment or Repeal of the Bylaws

These by-laws may be supplemented, altered, amended, or repealed by the affirmative vote of a majority of the members of the corporation at any annual or special meeting at which a quorum is present.

ARTICLE XI.

Use of Roberts Rules of Order

All meetings of the membership or of the Board of Directors will be conducted in accordance with Roberts Rules of Order. The presiding officer at each meeting of the members of the corporation or of the Board of Directors will designate a parliamentarian to ensure compliance with the rules of procedure. A copy of Roberts Rules of Order will be available at each such meeting for reference.

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
JAN. 9, 1996

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 8:00 AM.

Present were:

Ralph Sellers
Ray Mason
Lana Hassell
Margaret Price

Not Present was:

Bobbie Tremain

The President declared that there was a quorum of Directors present and would therefore proceed with the Meeting.

A discussion of the proposed By-Laws was held. Each change was gone over and approved by the Board to present to the general membership for approval at the Annual CIA Meeting. (see attached)

The Applications for Candidates for the CIA Board election on Jan. 18, 1996 were approved and placed on the Ballot in the correct positions as follows.

Position #2

Lana Hassell
Jeffrey Hitt

Position #4

Chris Hanson
Efraim Garcia

The Agenda for the Annual meeting was made out and approved.
(see attached).

The Proposed Budget was discussed and approved to be presented to the general membership. (see attached).

Margaret Price discussed the achievements of the Deed Restriction Committee.

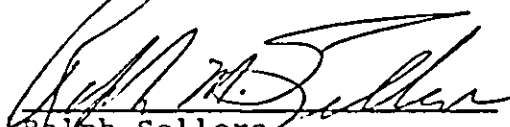
It was decided to give a plaque to Jack McCarty honoring him for his dedication to the community and the hard work he has

done for the community. The plaque will be presented at the Annual Meeting.

There being no further business, the meeting was adjourned at 10:15AM.

Lana Hassell
Secretary of the Meeting

APPROVED:


Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
DECEMBER 21, 1995

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 7:00 P.M.

Present were:
Ralph Sellers
Lana Hassell
Ray Mason

Not Present were:
Margaret Price
Bobbie Tremain

The President declared that there was a quorum of Directors present and would therefore proceed with the Meeting.

A discussion was held about giving something to Mr. Royster, the Principal of Hoffman Middle School, for Christmas. Mr. Royster opens the school and stays at the school for the time of the CIA Open Board Meetings at no charge to the Association. Ray Mason made a motion to give Mr. Royster a check for \$200. The motion was seconded and unanimously carried.

Lana Hassell made a motion to give Mr. Jim Shannon, the hired security deputy, a Christmas present of a \$100 check. The motion was seconded and unanimously carried.

The Christmas decorations were discussed. A motion was made to give a \$25 check to winners of the categories. The motion was seconded and unanimously carried. (See attached)

A discussion was held about getting a separate phone line for a FAX machine hookup. It is being done.

Ray Mason made a motion to give Steve Kondik, the accountant, a \$50 a month raise for the year 1996. The motion was seconded and unanimously carried.

The landscaping contract was discussed. The esplanades will be cared for at a cost of \$525 a month. (See attached)


The budget for the last 11 months was presented and discussed. (See attached)

Ralph said that repair to the garage at the park will probably run about \$400. There are some boards that are rotten and some that have been damaged by termites. A third of the garage will be turned into an IFCOP office with a heat pump donated by James Tremain; the phone line will be paid for by IFCOP; a window will be added.

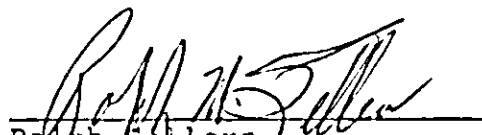
A discussion was held about what we, as the Board, have accomplished this year. We have gotten an office to hold meetings and to have all the records in one place. We have acquired a computer, a copy machine, and our own postal machine. We have a phone number that people can call to reach the Board members. Ralph told about how some of the back assessments have been paid.

It was stated that the 1994 Board made a lot of copies of CIA records if we need them.

There being no further business, the meeting was adjourned at 7:45 P.M.


Lana A. Hassell
Secretary of the Meeting

APPROVED:


Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

MINUTES OF OPEN BOARD MEETING

SEPTEMBER 21, 1995

An open Board Meeting was held at Hoffman Middle School on West Little York, on August 17, 1995.

The meeting was opened by Ralph Sellers, President, at 7:30PM.

Board members present were:

Ralph Sellers
Lana Hassell
Bobbie Tremain

Board members not present were:

Margaret Price
Ray Mason

The minutes of the last Board meeting on August 17, 1995 were read by Lana Hassell, Secretary. The minutes were approved.

Bobbie Tremain brought up the Deed Restriction violations by the residents of Inwood Forest. She listed junk cars, boats, trailers, garbage and trash out at the curb for several weeks or days before pick up, yards are overgrown, etc. She would like to put a reminder again in the Newsletter.

Mrs. Griffin brought up the Half-way house on Antione. It was explained that by Federal and State law, the house is legal and by law, there is no recourse.

An "Appreciation Card" from the Inwood Forest C.I.A. was shown and it was approved for the card to be used by the IFCIA to thank anyone for something they had done for us.

Ralph brought up the delivery of the Newsletter. IFCIA and IFCOP have been told by the Post Office not to put any papers ON the mailbox. Ralph said that IFCIA had received a bill for \$130 from the Post Office for putting Newsletters on the mailboxes. Ralph called the Post Office and got them to waive the bill. Ralph is checking into Bulk Mail for the Newsletter.

The Board agreed to put the Newsletter out every 2 months by a majority vote.

Ralph told us that the one bill from the company hired to do the esplanades once was \$1100. It was agreed not to hire anyone again. We would like to use volunteer help for landscaping and cleaning the esplanades.

Steve Kondik suggested that we find out about assessment fees from other Subdivisions around us and publish them in our Newsletter. The people could then see that there is not the money for hiring a company to clean the esplanades. He was asked to check into that. Ralph stated that there are people in Inwood Forest that have never paid their assessment fees. They will be made aware of that fact very soon. IFCIA can collect attorney's fees, back assessment fees and late penalty charges. Foreclosure, not liens, can be filed against the houses that are badly in arrears. Ralph and Steve have selected 15 houses that have not paid the fees (\$48 a year) in many, many years. These people will be sent a letter.

The renovation of the garage at the Park was discussed. IFCIA would like to have volunteers to help fix it up to be usable and then it could be rented to IFCOP for a fee for IFCOP to use as a Base station. IFCIA could use the space for storage also. The roof needs to be fixed, a ceiling needs to be put in, insulation needs to be put in, electricity and a phone line needs to be put in the building. Mr. James Tremaine will probably supply a room-sized heat pump.

Mr. Fred Shaw got the IFCIA Yard-of-the-Month signs from the Gandys. Lana told the members of the Board's decision to have one yard a month of the whole Subdivision between Sept. 1 and May 1. Between May 1 and Sept. 1, there will be a Section yard of the month. There will be a \$75 Savings Bond award for each of the following Christmas categories:

- Originality
- Beauty
- Religion
- Lights

It was suggested by Lana that IFCIA and IFCOP combine the IFCIA garage sale and IFCOP One year celebration on Oct 28, 1995. IFCIA could sell hot dogs and sodas, also. We would need portable tables and clothes racks. The proceeds would be used for the renovation of the garage.

The suggestion was made that we include in the IFCOP corner in the Newsletter that in very bad weather, patrollers should not drive and bases should not get on the C.B.

Bobbie made a motion that Open Board meetings be held every 2 months. It was seconded and approved by a majority vote.

There being no more business, the meeting was adjourned at 8:30PM.

Lana A. Hassell

Lana A. Hassell
Secretary of the Meeting

APPROVED:

Ralph Sellers

Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
SEPTEMBER 14, 1995

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 9:00AM.

Present were:

Ralph Sellers
Lana Hassell
Margaret Price
Bobbie Tremain

Ralph told us about getting a letter from the Post Office about putting the Newsletter on the mailboxes of the neighborhood. The bill was for \$130. Ralph said he would go to the Post Office. The letter was a result of a complaint from an irate citizen on Brushwood in Section 4. It was stated that Jack McCarty also got a phone call from the Post Office asking for Mrs. Pat Gandy. He told the caller that he had the wrong number. About 5 minutes later, the same man from the Post Office call Mr. McCarty back and asked for Mr. McCarty. The Post Office man told Jack that there had been a complaint from an irate citizen on Brushwood in Section 4 about the IFCOP information that he had put on one mailbox. The rest of the information he had put on the front doors of the houses. It was decided that Ralph would also ask the Post Office about Bulk Mailings for the Newsletter.

It was agreed to fix the garage up at the Park for storage and also to lease it to IFCOP for a volunteer base station. James Tremain has agreed to see about a room-sized heat pump for the garage. IFCOP would pay a monthly lease, the electricity used and have a phone line put in. IFICIA could not use it for an office because of the computer, files and copier, etc. The building would not be that secure.

Bobbie gave us some Deed Restriction papers for the files. Bobbie brought up the fact that the Committee has not been doing a good job. The statement was made that the Committee answers to the Board, not the other way around. The Committee needs to get the violations that are listed on the list Bobbie made and put in the Newsletter. (See Attached). The little things are not important yet.

Ralph would like to get another attorney for the Assessment fees collections.

It was agreed to have more appreciation cards printed up.

Ralph stated that Fred Shaw had gotten the Yard-of-the-Month signs back from the Gandys. It was decided to do one yard of the month for the subdivision between Sept. 1 through April 30. May 1 through Aug. 31 there will be a Yard-of-the-Month for each Section. Christmas decorations will be given a \$75 savings bond for each of the following categories:

Lights
Religion
Beauty
Originality

Deputy Jim Shannon has asked for STOP signs to be put in some locations. We agreed to go by his recommendations and submit them to Helen Huey.

The Newsletter will be printed and delivered by the end of the month. Bobbie brought up a combined garage sale, IFCOP and IFCIA. We will bring it before the Open Board Meeting.

Deputy Shannon would like to have a radar unit in his patrol car to catch speeders. He only has a hand held one now and it is not sufficient. The one he wants will catch speeders from the front and the back and it costs \$1295. A motion was made, seconded and passed to get Deputy Shannon what he needs.

Lana brought up the dumpster problem, the recycling bins and trash sacks. We need to put the correct times in the Newsletter. Also, in the Leader, there was an article about help for the handicapped from the City in getting the dumpsters moved out to the curb. This needs to be put in the Newsletter.

It was agreed to push the Deed Restriction Committee to get after the weedy lots and turn them into the City.

It was agreed to keep a record of repeat offenders of the Deed Restrictions.

Ralph stated that he had moved his huge barbeque pit to the Park.

Lana stated that Henrietta Komisar and Barbara Wolf are the Bereavement Committee. They had sent a Condolence card to Mr. John Switzer and family for loss of Mrs. Dorothy Switzer.

There being no further business, the meeting adjourned was adjourned at 9:30AM.


Lana A. Hassell
Secretary for the Meeting

APPROVED:


Ralph M. Sellers
Chairman for the Meeting

ARCHITECTURAL CONTROL DEED RESTRICTIONS

A great big "THANK YOU" to all our Inwood Forest neighbors for the wonderful community spirit you are showing in two major ways: reporting violations you see and clearing violations on your own properties. To clarify some questions and to assist us all in the "clean-up" of our subdivision, I am listing below some of the more frequently violated restrictions which are common to all sections.

1. FENCES AND HEDGES

- a. NO fences or hedges are allowed in front of the front of a house, not even along the side property line. Any such fences or hedges must be removed.
- b. Aging fences which have become dilapidated must be removed, repaired or replaced.
- c. The Architectural Committee must be informed and grant approval for the replacement of an existing fence.

2. BUSINESS IN THE HOME

Though our restrictions say "No business shall be conducted in a residence", we are using City guidelines which are as follows:

- a. It does not create additional traffic;
- b. No noise;
- c. No trash;
- d. No business vehicles;
- e. No obvious sign that a business is being operated, even to the keenest observer;
- f. It is not in any way a nuisance to your neighbors.

3. OUTBUILDINGS

All outbuildings (storage sheds, etc.) are strictly forbidden unless they are in architectural conformity with the residence AND receive prior approval from the Architectural Control Committee.

4. VEHICLES, BOATS AND TRAILERS

- a. PERMITTED: Any self-propelled family vehicle, be it car, pick-up, van or motor home.
- b. FORBIDDEN: Business vehicles, trucks over 1 ton, disabled vehicles, any vehicle which must be towed (such as a trailer, trailer home or boat).
- c. It is ALSO FORBIDDEN to park any vehicle off the driveway.

5. SIGNS

No signs other than "For Sale" or "For Lease" are permitted except political signs one week prior to an election and removed immediately afterward.

6. OCCUPANCY

Inwood Forest is restricted to SINGLE FAMILY DWELLINGS! Under no circumstances can a second family move into your home nor can you rent out any portion, whether in the house or garage, to another person or persons.

In addition to the above, City Ordinances stipulate the following restrictions:

1. House and/or garage badly in need of paint or repair. Steps to remedy the problem(s) must be taken in a timely manner.
2. Untidy lawns. Lawns (front, back and sides) must be kept mowed, edged and trimmed and no litter can be allowed. Trash, "left-overs", and other accumulations must be stored out of sight. This does include the new trash barrels.
3. Trash cannot be put out before 6:00 P.M. the night prior to pick-up.
4. No vehicle can be parked on the street over 24 hours. (The City will tow it)
5. Swimming pools must be kept in a sanitary condition.

We are pleased to announce approval of several new fences and fence replacements, 1 deck, 1 swimming pool and 3 room additions. Don't forget, if you are planning any change to your property you must get prior approval from the Architectural Control Committee and, in the event of new construction, a City Permit. Also, please remember that approval for one improvement does not automatically grant approval for any other change to your property, even if the other improvement is considered consistent with the first. There is no such thing as "tacit" approval! Call Bobbie at 448-1129 and we will work with you to assure compliance.

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

MINUTES OF OPEN BOARD MEETING

AUGUST 17, 1995

An open Board Meeting was held at Hoffman Middle School on West Little York, on August 17, 1995.

The meeting was opened by Ralph Sellers, President, at 7:30PM.

Board members present were:

Ralph Sellers
Bobbie Tremain
Margaret Price
Ray Mason
Lana Hassell

Laura Muchmore, Chemical Dependency Counselor for Harris County Juvenile Probation, was introduced by Ralph Sellers as the speaker of the evening.

Laura spoke about the Juvenile crimes, drug abuse and gangs.

She made the point that this is all around us and in our neighborhood. She spoke about how any child can become a gang member. Children from good families and bad families become gang members. Children from unsupervised families from the richest to the poorest families are involved in crimes, drugs, and gangs. Families that are not involved with their children are the cause of most of the juvenile delinquent. Families that abuse alcohol also are big contributors.

Questions were taken from the floor to be answered by Laura.

The first question asked was "How many gangs are in this area?" Laura stated that there are 4 or 5 gangs in this area. The second request was "Give of us names of the gangs". The gangs named were the Crips, Niggers with Attitude, Folks, Underground Niggers Love Violence, Northwest Mafia and the Little Syndicate, and Bloods. The third request was for some identifying features. Tattoos identify, such as the number "13" on the top of any finger which means that that person is a Mexican gang member. A teardrop tattooed under an eye means how many times a person has been arrested or how many people that they have killed. Blue bandanas are for Crips, Red bandanas are for Bloods. Baseball hats with the Gothic letters are initials of gangs and on the back of the hats is the nickname of the gang member.

Laura spoke about gangs in other parts of Houston, such as Southwest Houston, and in Baytown. She said that gangs in Baytown are 2nd generation members; they are having children to grow up and supply the gangs.

To help keep gangs out: Don't live in fear, listen to your kids, get involved with your kids, secure your property, get rid of all graffiti.

Laura said that the Law enforcement agencies will give out literature on the gangs to communities. Ralph can get it.

Laura gave a very good speech.

Wayne Norton, President of GIP, Greater Inwood Partnership--13 subdivisions are involved. He asked that we look for graffiti on bridges, walls, fences and other places. GIP has a committee that paints graffiti out and needs volunteers.

GIP is involved in security, education, civic pride, recreational facilities, and has a Breakfast every third Tuesday of the month with speakers. He asked everyone to join GIP.

PIP is the third Tuesday night at Hoffman Middle School. PIP is HPD. Our beat is 6E30.

Ray Mason asked for volunteers for Committees.

Ralph Sellers stated that IFCIA will have a Labor Day party at the park with hot dogs, soft drinks and free swimming.

Rita Claunch brought up the people on the Fairways on bicycles and running on the Fairways and tearing them up. Golf Club Security is always on duty.

Someone asked about the CIA checkbook, namely had the Board gotten it back from the Gandys and was everything in order? The answer to that was "yes".

The same person asked if the Board had gotten back the Yard-of-the-Month signs and any other CIA property from the Gandys. The answer was that a registered letter was sent to them and after 3 attempted deliveries by the Post Office, the letter was returned to the Board unopened.

A question was asked about fences and bushes in front of houses or along the side property line. Bobbie Tremain said that that meant no hedges or fences were allowed to go from the front of the house to the sidewalk.

It was stated that Steve Kondik is the CIA accountant and Mike Dwyer is the consultant CPA. Mr. Kondik is necessary to keep the records of incoming and outgoing monies, taxes, etc.

The Halfway House at 7418 Antoine was brought up by Bill Lloyd. It was stated that nothing could be done by anyone. It is a done deal. Mr. Bryan Claunch has been informed about it and told us that the Halfway house is legal. Mrs. Curio had called Helen Huey and was told that a permit had been issued. It was suggested that the agency in charge of the house be contacted to find out how many people are in the house.

A short Board meeting was called for the reading of the minutes of the July 20, 1995 by Lana Hassell. The minutes were approved.

This open Board meeting was adjourned at 9:00PM.



Lana A. Hassell
Secretary of the Meeting

APPROVED:



Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
AUGUST 16, 1995

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 9:15AM.

Present were:

Ralph Sellers
Lana Hassell
Margaret Price
Bobbie Tremain
Ray Mason

Insurance for the computer and copier was discussed. We think it is needed for fire, theft, etc. IFCIA will be getting about \$800 back from the insurance company since IFCIA no longer has the patrol car.

Ralph told us that kids have broken 4 white plastic chairs at the pool in the last 2 weeks. We agreed to get heavier chairs for next year's swimming pool season.

It was agreed to ask Mike Dwyer if the Security money people are paying is tax deductible.

Ralph said he would ask Randall's Food Market and other food stores for contributions for the Labor Day Picnic.

There will be hot dogs (all you can eat) for sale for :

Adults---\$2

Children ---\$1

Sodas--\$.25 each

The picnic will be Labor Day from 11:00AM to 1:00PM. The pool will be open and there will be 2 lifeguards on duty.

It was agreed to put in the next Newsletter an article about the dumpsters. The dumpsters are not to be put at the curb until after 6:00PM the night before pick up. After they have been emptied, they shall be put up the same day, out of sight of the street if at all possible.

The next Open Board Meeting will be August 17, 1995 at Hoffman Middle School on West Little York at 7:30PM. Refreshments will be served.

There being no further business, the meeting was adjourned at 10:15AM.

Lana A. Hassell

Lana A. Hassell
Secretary for the Meeting

APPROVED:

Ralph Sellers

Ralph Sellers
Chairman for the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF OPEN BOARD MEETING

JULY 20, 1995

An Open Board Meeting was held at Hoffman Middle School on West Little York, July 20, 1995. The meeting was opened by Ralph Sellers at 7:30 PM.

The Board members present were:

Ralph Sellers
Bobbie Tremain
Margaret Price
Ray Mason
Lana Hassell

Ray Mason gave the Treasurer's Report.

Bobbie Tremain gave a report on the Deed Restriction Committee. She also gave a report on Texas legislative actions which give communities the right to change their Deed Restrictions with a vote of 60% of the owners instead of 100%.

Lana Hassell gave a report of the last two (2) Board Meetings which were on July 14 and July 20, 1995. Some of the things mentioned were:

The clean-up of the esplanades
The leasing of a Toshiba copier
Selling business card sized ads in the Newsletter and having a Labor Day picnic at the Inwood Forest park.
She also mentioned that help is needed on the Committees.

Margaret Price gave a report on her meeting with some City people about street closings in Inwood Forest, which can be done but will take time.

Margaret also spoke about security fencing around the subdivision.

Ralph Sellers answered questions about the esplanade upkeep and replanting of the crepe myrtles on them.

One of the speakers of the evening was Deputy Jim Shannon. He spoke about some of the traffic stops he makes, the tickets he writes, and some of the arrests he makes. He has stopped speeders, stop sign runners, people with dope, and a lady of the night on Antoine. His opinion is that our speed limit is too fast in Inwood Forest. He also stated that he has a C.B. in his car; a base can call him when he is on duty on base shifts on the C.B. His number is 4187. To reach him other times when he is on duty, call 221-6000 for a routine call. You can tell the dispatcher that our security patrol's number is 4187. If he is on duty, they will reach him. Always call 9-1-1 for an emergency.

He also spoke about putting house numbers on the Fairway side of the houses.

Spencer Clements was the speaker from the Country Club. He spoke about the security on the golf course. There are 721 homes that line the Fairways. He spoke about Mr. Smith wanting to help the community. He spoke about fencing, landscaping, and security. They will work with the Beautification Committee of IFCIA. Grand Opening of the Club sometime in December.

Mr. Royster, principal of Hoffman, was recognized. He lets us use Hoffman for our meetings for no charge.

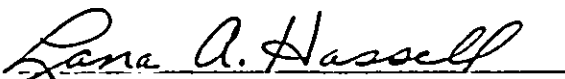
Barbara Wolfe introduced her parents, Al and Henrietta Komisar from Florida. They have moved here recently.

Questions from the floor were asked and discussed and answered by the Board.

It was suggested that someone ask Mr Richardson about using Juniors and Seniors for Community work. It was also suggested by Mary Risby that mentally handicapped people might help on the flowerbeds.

The next open Board meeting will be August 17, 1995 at Hoffman Middle School at 7:30 P.M.

There being no further business to come before the meeting, the meeting was adjourned at 9:00P.M.



Lana A. Hassell
Secretary of the Meeting

APPROVED:



Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
JULY 20, 1995

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 9:25AM.
Present were:

Ralph Sellers
Lana Hassell
Ray Mason
Bobbie Tremain
Margaret Price

A motion was made, seconded and passed to pay Tommy Vallone \$296 to buy the paper and to print the Newsletter. Enough paper will be bought for 2 printings of the Newsletter.

Ray Mason will get 500 IFCIA letterheads and 1000 envelopes printed with the correct address on them.


There was a discussion about the letter from Sheldon Copy & Print demanding payment of \$632.80, Check #9575, written on June 22, 1995 the Gandys to pay for their resignation letter. A motion was made, seconded and passed to consult an attorney about IFCIA being liable for this bill.

A motion was made, seconded and passed to do the following about a copier: Toshiba BD39-10 \$52 a month for 36 months, includes 1st year maintenance and supplies (excluding paper), plus \$140 at the end of 36 months and the copier will belong to IFCIA.

It was agreed to give Loretta Hawkins, Chairman of the Deed Restriction Committee, a key to the office, so she can use the copier when we get it.

It was agreed to sell business-card ads in the Newsletter for \$25. Ralph will see about getting some merchants to put ads in the Newsletter.

There being no further business, the meeting was adjourned at 10:30AM.


Lana A. Hassell
Secretary for the Meeting

APPROVED:

R. L. Sellers
R. L. Sellers
Chairman for the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
JULY 7, 1995

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 9:00AM.

Present were :

Ralph Sellers
Ray Mason
Margaret Price
Bobbie Tremain
Lana Hassell

A motion was made, seconded and passed by a majority vote to buy a tape recorder and tapes to record the meetings. Ray will see to this.

Community boxes on posts were discussed, but no decision was made concerning them.

There is to be a Deed Restriction Committee meeting on Tuesday, July 11, 1995. This is the first one under the new Board installed on June 22, 1995.

Bobbie will call Mr. Royster at Hoffman Middle School to reserve the school for Open Board Meetings each month on the third Thursday at 7:30PM.

Steve Kondik gave a Financial Statement as follows:

Income Statement--Operations, etc. as of May 31, 1995
Balance Sheet as of May 31, 1995
Cash Disbursement-Checkbook
Bank Reconciliation-May and June, 1995

It was agreed to get HCAD reports and pay for them if necessary.

It was agreed to get past due maintenance fees from Steve so collections could get started.

Steve will remove password from the computer.

A discussion was held about doing something for Labor Day to get the neighborhood together.

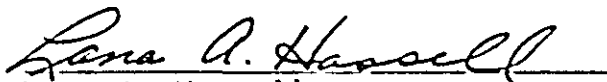
It was agreed that lights need to be installed at the Park. It was also agreed to buy chairs for the Park with fundraising money.

It was agreed that the Park needs to be fenced on the Bayou and on Victory.

Ralph said that the Deputy wants radar in the patrol car to have probable cause to stop cars and run checks with HPD. If people are stopped enough, they will get tired of it and go around Inwood Forest instead of through all the streets as a "cut-through". Ralph will check into the feasibility of a radar unit.

It was agreed we need to get the Yard-of-the-Month started up again. The judges should be Realtors or landscaping persons that do not live in Inwood Forest.

There being no more business, the meeting was adjourned at
10:30AM.



Lana A. Hassell
Secretary of the Meeting

APPROVED:



Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
JULY 14, 1995

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 9:00Am.

Those present were:

Ralph Sellers
Bobbie Tremain
Margaret Price
Ray Mason

Those not present were:

Lana Hassell

A majority vote passed a motion to pay for Bobbie Tremain's application for Notary Public and to pay for any insurance for liability connected with a Notary Public.

Complaints of the condition of the esplanades were discussed, especially East Victory. Ralph had contacted the City and was told that they had been spraying for weeds on Thursdays for weeks to kill the weeds. They had been waiting for the weed killer to work before they mowed. The City will mow on Friday. The City is supposed to clean up and mow the esplanades every other week. It was agreed to get bids for someone to care for the flower beds and esplanades on alternating weeks as needed. Three bids were to be gotten.

The suggestion was made that we find out the owner of the property behind Blockbuster so they could be asked to clean it up.

Steve Kondik, the bookkeeper, stated that he works about 60 hours a month and receives \$550. He does monthly and yearly closing of the books. He stated that he had removed the password from the computer. Steve was then asked to leave the meeting while the next discussion was taking place. There was a discussion of removing and replacing Steve as bookkeeper. A motion was made and passed to table discussion until a complete membership of the Board was present.

There was a discussion of sound barrier fencing around Inwood Forest Subdivision. Street closing was also discussed. Sheridan Oaks has received City permission to close 2 streets.

Margaret was asked to communicate with Loretta Hawkins and ask her to cite 4314 Birchcroft to the City. Loretta is the Chairman of the Deed Restriction Committee. There is also a home on Blackjack Ct. that is in need of City intervention.

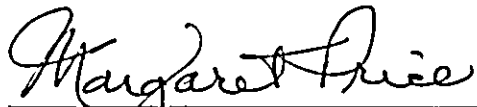
A discussion was held about action to file liens on homes not paying maintenance fees. Ralph is to check with the attorney and find out what the attorney fees would be to file liens.

A \$30 refund will be refunded to Jane Reuscher who moved from Inwood Forest. She had paid \$60 for security.

Ray is to look into leasing a copying machine for \$100 a month. Ralph can get the paper from Tommy Vallone at cost.

The Newsletter should be ready by Monday. It must be out to the residents before July 20. That is the date of the first Open Board Meeting.

There being no more business, this meeting was adjourned at 10:00AM.



Margaret Price
Secretary for the Meeting

APPROVED:



Ralph Sellers
Chairman of the Meeting

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
JUNE 30, 1995

A meeting of the Board of Directors was held at the CIA office located at 8222 Antoine, Suite 103.

Ralph Sellers, President, opened the meeting at 9:15 A.M.

Present were:

Ralph Sellers
Margaret Price
Ray Mason
Bobbie Tremain
Lana Hassell

This being a full complement of the Board, the meeting was called to order.

Lana Hassell stated that a letter to the Gandys needed to be sent about the meeting on June 22, 1995. This letter would also tell them officially that they had been voted out of office.

Lana Hassell named some items that are needed for the office, such as a box for each Director, a bulletin board and push-pins, a package of cassettes for the tape recorder.

Lana Hassell suggested that the Board tell Steve Kondik to leave all records at the CIA office instead of taking them home. It was also suggested that Steve remove code word from the computer so that any of us could use it if we needed to do so.

Ralph Sellers wants to try to talk Linda Wright into being on the Special Projects Committee.

It was agreed by all that a registered letter to Bill and Pat Gandy would be sent asking for the CIA rubber stamp, Yard-of-the-Month signs and records, and any and all records that they may have. If the records are not returned, it was suggested that a Judge be seen about getting a Writ of Execution. The Board also wants any and all historical records. Copy of letter is attached.

It was stated that Vicki Garcia will compose the Newsletter. The Newsletter should be to Vicki by July 7 and delivered by July 14. The Newsletter will include:

The Deed Restriction list
Security Letter
List of Committees

The By-laws state that 2 Board members oversee each Committee. Each member will oversee 6 Committees. The Committee Chairman will report to the Board liaison. Each Director is to choose 6 Committees to work with. List is attached. This list is to be put in the Newsletter.

Bobbie asked that the letter from Craig Power to Bobbie and to Ralph be included in the minutes. See attached.

Lana talked about a Community News box on a pole to the left of mailboxes. This box could be used for any news or ads, etc. An S.O.S. for help to build these boxes will be put in the Newsletter.

A list of the Board of Directors and their phone numbers will be put in the Newsletter.

The Board member's signatures were gotten on the Bank checking account signature card. All checks will require 2 signatures to be valid (in By-laws).

It was agreed to hold Open Board meetings every 3rd Thursday of the month at Hoffman Middle School on West Little York at 7:30 PM. An Executive Board meeting will be held the morning after the Open Board meeting. Anyone wishing to be on the Agenda should call the CIA office and request that they be put on the Agenda. Each person will have 3 minutes to speak and the Board will try to respond in a timely manner.

It was agreed that the Board will pay any fees for a Notary Public license. Bobbie Tremain agreed to apply for Notary Public.

Ralph stated that he stopped payment on a check for \$630.00 that Bill Gandy wrote to pay for his and Pat Gandy's resignation letter. It was moved and seconded and unanimously resolved that CIA would not pay for the check to the printers.

Lana H. suggested that the Board have boxes for each member's mail and phone messages.

Ralph suggested that the Board wait to buy any plants until later in the year when it is the time to plant new plants. Ralph also suggested that people could donate plants "In Memory" of whoever or whatever they wish. Ralph will write a blurb for the Newsletter at the appropriate time.

The list of addresses of Homeowner's Assoc. to put in the computer will be provided by Ray Mason.

It was decided the Board will have a meeting on July 7, 1995 to correlate the Newsletter.

It was decided to have a Get-together for Labor Day for the residents of Inwood Forest.

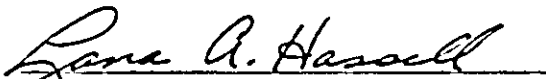
It was also decided to run the Executive Board meetings informally.

Eobbie suggested that we think about having Bingo for a fund raiser.

The Board agreed to aim for a Community building at the Park; put the plans on the wall at the Pool.

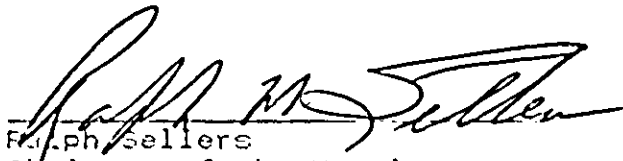
The Minutes of the June 26, 1995 meeting were approved.

There being no other business, this meeting was adjourned at 10:45 AM.



Lana A. Hassell
Secretary of the Meeting

APPROVED:



Ralph Sellers
Chairman of the Meeting

Copy

July 10, 1995

Mrs. Pat Gandy
7507 Brushwood
Houston, TX 77088

Mr. Bill Gandy
7507 Brushwood
Houston, TX 77088

RE: Inwood Forest Community Improvement Association

Dear Mr. and Mrs. Gandy,

As you know, a properly noticed Special Meeting of the Members of the Inwood Forest Community Association was held Thursday, June 22, 1995 at the Inwood Elementary School. There were 87 voting members present.

The meeting was conducted with proper parliamentary procedures. During the course of the meeting, motions were made, seconded, debated and carried by the majority of the voting members to remove you both from the Board of Directors of I.F.C.I.A. Elections were held at the Special Meeting on June 22, 1995 to fill the positions each of you and Ken Miller previously held.

The Board recognizes that each of you have been very supportive of the Inwood Forest community and have volunteered much time and effort for the betterment of the community. For this we thank you. We hope you will assist in the transition from the Board as it existed prior to the June 22nd Special Meeting, and the newly constituted Board. In that respect, we ask that you deliver to us any Association documents, records, signs, the CIA ink stamp and any other I.F.C.I.A. property that you may have in your possession. Please deliver all of the above to the IFCIA accountant, Steve Kondik, at the IFCIA office by 5:00PM, July 14, 1995.

Sincerely,

I.F.C.I.A. Board of Directors

CRAIG E. POWER
1500 LIBERTY TOWER
2919 ALLEN PARKWAY
HOUSTON, TEXAS 77019

(713) 535-5500

FAX: (713) 535-5533

June 26, 1995

Ms. Bobbie Tremain
6015 Darkwood
Houston, Texas 77088

Mr. Ralph Sellers
5914 Gum Grove
Houston, Texas 77088

Re: IFCIA

Dear Bobbie and Ralph:

I did not have the opportunity to make my final and concluding comments at the June 22, 1995 Special Meeting of members of IFCIA. While I wanted to make the comments before the collective membership, I will share my thoughts with you in a more personal and direct fashion.

I simply wanted to ask the members to share my expression of gratitude to each of you for enduring what I have now learned to be a very difficult first six (6) months of the 1995 board.

Perhaps the easiest solution, which I expect each of you considered at least fleetingly, would have been to throw up your hands and declare "who needs this." It obviously has not been the pay that has kept you on board!

From what I understand of previous board activities and practices, you inherited great many challenges and difficulties from the previous board. As if that challenge was not enough, I now understand that you have experienced unimaginable difficulties in simply conducting board of director business. You have my respect and admiration, and perhaps most importantly my gratitude for persevering and meeting those challenges head on.

I hope you did not interpret my questions, comments and general conduct at the Special Meeting as representing opposition to your positions. I am a fervent proponent of open and comprehensive (if not exhaustive) discussion of all issues, including development of the facts of both sides of each issue. This may be an occupational hazard, because occasionally my zeal to investigate and even interrogate is construed as opposition or

Ms. Bobbie Tremain
Mr. Ralph Sellers
June 26, 1995
Page 2

disloyalty. In that sense I firmly believe that carefully weighed support of a position is far more valuable and enduring than one made with less consideration. All this having been said, I want you to know that despite my personal affection for Mr. and Mrs. Ghandy and my value of them as neighbors and residents of Inwood Forest, I support each of you, the actions of the membership at the June 22nd meeting and the newly constituted board. To say the least, the board as elected in January of 1995 became dysfunctional and without passing judgment on any one, change was necessary.

In the past few years I have been very active as a member, committee chair-person, vice president for two terms and director of Greater Inwood Partnership. Through these positions I have become painfully aware of the need to coalesce our community, and pleasantly aware of the sincere interest of many in the community to work together to improve our own plight. I have also become aware, however, of some very distinct divisions in our local community and divided loyalties. These matters may not be as apparent to you as they have become to me, but I will presume to ask your consideration of two matters.

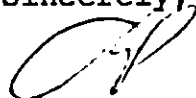
First, for reasons you probably understand better than me, there seems to have developed a large segment of our community that supports either IFCIA or IFCOP, but cannot or will not support both. I know each of you have been dedicated and hardworking supporters of IFCOP and understand its very real value to the community, as well as the need of strong leadership and level heads managing IFCIA through its board. There are truly none better qualified than the two of you to participate, at the properly chosen time, to start a healing process between the IFCIA and IFCOP factions. Prior to the development of IFCOP, Shepherd Park Plaza had the pre-eminent COP program in Houston. We are all proud that IFCOP has replaced Shepherd Park Plaza with that prestigious recognition, but there are many of us that fear IFCOP may be approaching difficult times. I would only ask that each of you, as the leading forces on the IFCIA board, continue to recognize the real value of IFCOP and seriously consider the IFCIA board becoming publicly supportive of the IFCOP program. I understand the Shepherd Park Plaza COP program achieved its prominence while administered as a part of the Shepherd Park Plaza Civic Association, and enjoying the non-profit/tax exempt status of that civic organization. While the previous IFCIA board purported to have reviewed the issues and potential liabilities of the association's support of IFCOP with legal counsel, I personally believe the legal advice received and the official announced position of that board was somewhat biased and based on a self-fulfilling prophecy.

Ms. Bobbie Tremain
Mr. Ralph Sellers
June 26, 1995
Page 3

Second, there is also some division in the community between supporters (personal and otherwise) of last year's board and those who voted for the new board. To some degree, that division may simply be "politics as usual" but probably to a greater degree that division is attributable to publicly announced criticism of the previous board members and board actions, even to the extent that it may be considered "mud-slinging." Ralph's treasurer's report at the June 26th meeting clearly established that his dedication to his position and the community has resulted in the savings of thousands of dollars to the association. He has won the respect and admiration of all of us for his efforts. Without intending to be at all critical, I both suggest and request that when reviewing the accomplishments of the current board, it be done in a fashion such as to emphasize those achievements as being masterful on the part of the present board and not criticism of the conduct, competence or abilities of the previous board. This is merely a question of public relations, but such public relations can be extremely important in healing the division between those in defense of the efforts and actions of the previous board and the supporters of the present board.

As an attorney, I often tell potential but tentative clients that the advice they receive may be proportionate to what they have requested and paid for. You certainly have not requested my advice and, if it is considered only fleetingly, I will be gratified. Please be assured that you have my complete support, trust and admiration, and gratitude for your continuing efforts.

Sincerely,



CRAIG E. POWER

chb
CEP\CEP1113

**Inwood Forest
Community Improvement
Association**

**PROPOSED COMMITTEES AND
THEIR BOARD LIAISONS**

WELCOMING

Bobbie Tremain, Ray Mason

BEREAVEMENT

Bobbie Tremain, Lana Hassell

GOOD NEIGHBORS

Bobbie Tremain, Lana Hassell

**BEAUTIFICATION &
DECORATION**

Ralph Sellers, Ray Mason

**DEED RESTRICTION/
ARCHITECTURAL CONTROL**

Margaret Price, Bobbie Tremain

NEWSLETTER

Ralph Sellers, Lana Hassell

SECURITY

Ray Mason, Ralph Sellers

SPECIAL PROJECTS

Ray Mason, Ralph Sellers

SPECIAL EVENTS/FUNDRAISING

Lana Hassell, Ralph Sellers

LEGISLATIVE

Margaret Price, Bobbie Tremain

**PUBLIC RELATIONS/ADVERTIS-
ING**

Margaret Price, Ray Mason

EDUCATION

Lana Hassell, Margaret Price

SWIMMING POOL

Ralph Sellers, Lana Hassell

BY-LAWS

Ray Mason, Margaret Price

DEED RESTRICTION REWRITE

Bobbie Tremain, Margaret Price

To volunteer, please call the IFCLA Of-
fice at 447-8222 and leave a message.
We need your help.

A Final Word

NEWSLETTER SUBMISSIONS

Please call in your items to any of the
people below:

999-7590 Lana Hassell

447-1809 Ralph Sellers

999-1569 Vicki Paski Garcia

999-6344 Mary Floeck

PROPOSED COMMITTEES

- 1. Welcoming - Take basket to new move-ins. Include deed restriction summary; IFCIA by-laws, merchant coupons/gifts, information and membership forms for GIP, IFCOP, PIP, PTAs, IF Country Club, etc.
- 2. Bereavement - See that flowers, cards, food, etc. are sent to families who lose loved ones.
- 3. Good Neighbors - Provide meals, lawn care, transportation (children to school or the ill for medical treatment), cards, etc. for those in hospital or home-bound due to illness or injury.
- 4. Beautification & Decoration - Plan and implement beautification of esplanades, park and pool area entrances, etc., in co-operation with other civic groups; over-see Yard of the Month; plan and implement Christmas (and possibly other special times) decorations for entrances and esplanades, also in co-operation with other civic groups.
- 5. Deed Restrictions/Architectural Control - Enforce deed restrictions and approve or reject plans submitted for property changes.
- 6. News Letter - Gather information from other committees, civic groups and the country club together with items of general interest to the neighborhood for regular news letter; get sub-committee for distribution, rather than mailing, of news letter.
- 7. Security - Liaison with law enforcement, IFCOP, etc.
- 8. Special Projects - Plan, recommend and over-see projects such as fencing, street closings, street repairs, street lights, etc. in co-operation with other committees and civic groups
- 9. Special Events / Fundraising - Plan and co-ordinate such things as Easter Egg hunts, covered dish suppers, neighborhood rummage sales, barbecues for special dates (like Labor Day), and other fund-raising events in the park/pool area. Look into the possibility of a regular Bingo night (get neighborhood merchants to donate coupons for some of the prizes). Also arrange other fun events and fundraising ideas to help our community.
- 10. Legislative - Watch proposed actions in city, county, state and federal governments for possible impact on neighborhoods. Inform the citizenry and co-ordinate efforts to influence legislation in our favor.
- 11. Public Relations / Advertising - Liaison with realtors and the media to improve the public perception of Inwood Forest. Need some good photographers on this committee.
- 12. Education - Liaison with schools, PTAs and School Board. Make effort to improve our neighborhood schools and the public perception of them, in co-operation with other civic groups..
- 13. Swimming Pool - Oversee operations, collect membership dues and other monies, schedule events.
- 14. By-Laws - Rewrite IFCIA by-laws.
- 15. Deed Restriction Rewrite - (Possibly as a continuation of the By-Laws Committee) The law now allows deed restrictions to be changed by a 60% vote of the resident owners. This includes increasing the maintenance fee.

Please complete the form below and return to: IFCIA, 8222 Antoine, Suite 103, Houston, Texas 77088

Suggestions _____

I would like to serve on the _____ committee.

Name _____ Phone _____

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

JUNE 26, 1995

A Special Meeting of the Board of Directors of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION was held at 9:25 A.M. at the C.I.A. office located at 8222 Antoine, Suite 103.

Bobbie Tremain acted as Chairman of the meeting and called the meeting to order. Lana Hassell acted as Secretary of the meeting. The following Directors were present:

Bobbie Tremain
Margaret Price (elected June 22, 1995)
Lana Hassell (elected June 22, 1995)
Ray Mason (elected June 22, 1995)

The following Director was not present:

Ralph Sellers

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

The Chairman then called for nominations for officers. Upon motions consecutively made, seconded and unanimously carried, the following resolutions were adopted:

RESOLVED, that Ralph Sellers be, and he hereby is, elected as President of the Board of Directors to serve until his successor-in-office is elected and qualified. Place #1.

FURTHER RESOLVED, that Bobbie Tremain be, and she hereby is, elected as 1st Vice-President, 2nd Assistant Treasurer and 2nd Assistant Secretary of the Board of Directors to serve until her successor-in-office is elected and qualified. Place #3.

FURTHER RESOLVED, that Margaret Price be, and she hereby is, elected as 2nd Vice-President, 1st Assistant Treasurer and 1st Assistant Secretary of the Board of Directors to serve until her successor-in-office is elected and qualified. Place #4.

FURTHER RESOLVED, that Lana Hassell be, and she hereby is, elected as Secretary of the Board of Directors to serve until her successor-in-office is elected and qualified. Place #2.

FURTHER RESOLVED, that Ray Mason be, and he hereby is elected Treasurer of the Board of Directors to serve until his successor-in-office is elected and qualified. Place #5.

The next business discussed was the matter of having an inventory of records made by 3 or 4 members of the Association with the Board of Directors present. The reason for the inventory was the discovery of files that are missing from the Association's records. (see attached). The inventory will be held at the office of C.I.A. AT 7:30 p.m. The members to be present are Mike Dwyer, Corky Pope, Truman Stone and JoAnn Stone.

The next business discussed was the delinquent assessments. It was decided to make sure the records of the assessments were up to date and correct.

The next business discussed was getting the checkbook and any and all records from Bill and Pat Gandy that they may have. Margaret Price was asked and she agreed to call Bill and Pat Gandy to ask for the checkbook and records to be returned to the possession of the C.I.A.

The motion was made, seconded and unanimously carried that if the records were not returned to the possession of the C.I.A. Board, then there would be legal steps taken to see that they were returned.

The motion was made, seconded and unanimously carried that Everett Hartman be retained as the Attorney for the Inwood Forest Community Improvement Association.

The motion was made, seconded and unanimously carried that the Directors use Petty Cash to buy a coffee pot and a phone.

The next business discussed was the financial state of the Association. The bank account signatories were changed with all 5 Directors having signature privileges on checks. There is a \$50,000 C.D. on deposit at Texas Commerce Bank. We believe there is around \$35,000 in the checking account,
00500066696

The motion was made, seconded and unanimously carried that all checks have 2 signatures on them with the Treasurer, 1st Ass't. Treasurer or 2nd Ass't. Treasurer being one of the signatures and the 2nd signature being any one of the other Directors. It was amended to read any check over \$50.00 would require 2 signatures, otherwise just 1 signature is required.

The next business discussed was about the C.I.A. Newsletter. A request was made for any all back newsletters for the file because there are none in the office. A discussion of contents of the next newsletter was next. It was decided to put out a newsletter as soon as possible listing the Directors, the office phone number, information about security, a list of committees and a form to fill out to be on a committee.

A motion was made, seconded and unanimously carried for a cellular phone to be used by the hired security and the phone number published in the newsletter.

A motion was made, seconded and unanimously carried to include The Inwood Homeowner's Association in our security system and send them our letters asking them if they wish to participate and contribute to it.

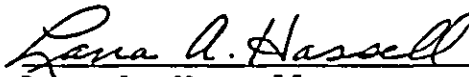
The next business discussed was the Inwood Homes Association which is still registered with the State with an active Charter. The Association has been inactive for about 20 years. This Association covers Sections 6, 10 & 12. It has been legally advised that this Association be merged with Inwood Forest Community Improvement Association.

A motion was made, seconded and unanimously carried to ask the Attorney to write a letter to the Inwood Homes Association explaining the situation and for C.I.A. to copy the letter and mail the letter to all concerned residents.

The next business discussed was the committees and the duties of the Directors in relation to the committees. A list of committees will be presented at the next meeting. Deed Restrictions, Newsletter, and By-Laws Committees were decided to be important and should be started ASAP.

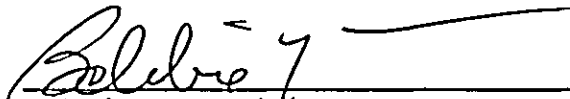
The Board agreed to have the next meeting at the call of the President. It was agreed to have the next meeting very soon for organizational purposes.

There being no further business to come before the meeting, the meeting was adjourned at 10:45 a.m.



Lana A. Hassell
Secretary of the Meeting

APPROVED:



Bobbie Tremain
Chairman of the Meeting

**MINUTES OF SPECIAL MEETING
OF THE MEMBERS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION**

June 22, 1995

A Special Meeting of the Members of INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, was held at 7:30 p.m. at Inwood Forest Elementary School, _____ West Little York, Houston, Texas, 77088, pursuant to Notice to all of the Members, as provided in the Bylaws.

Bobbie Tremain served as Chairman of the Meeting and called the Meeting to order at 7:30 p.m. and asked Dorothy Miller and Joanne Ferguson to act as Secretaries of the Meeting and Mike Dwyer and Alice Spencer to act as vote counters.

The Chairman stated that the Meeting was open to the transaction of any and all lawful business of the Association and declared that _____ lots were represented, constituting a quorum of members of the Association.

A motion was made, seconded and carried to conduct the Meeting in accordance with Robert's Rules of Order.

The Chairman announced that the Secretary, Pat Gandy, was not present to read the minutes of the last meeting and called for Ralph Sellers to give the Treasurer's report. Sellers reviewed the following matters:

- there are currently 128 families registered at the pool and registrations are still coming in;
- the Association's tax-exemption certificate has been furnished to Southwestern Bell, and a request has been made for Southwestern Bell to refund taxes paid by the Association dating back to 1991 which could result in a \$700 refund
- a request has been made for the City to refund an overage in the estimate of the Association's water bill which could result in a credit for 306,000 gallons

07-02-95

Babbie -

This is "best
guess"... some of
this should probably
be deleted from
sexual meetings.
also ... Don't know
Robert's rules - ask
attorney to review *JK*

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- the patrol car used by the former IFCIA-sponsored Security Patrol Program has been sold for \$1100
- the Association's tax-exemption certificate has been furnished to Houston Lighting & Power Co.
- Harry Smith (new owner of the Inwood Forest Golf and Country Club) has donated a soft drink machine for the Association's pool-park area which could be an additional source of revenue, and Jack McCarty (IF resident) has donated a ping-pong table which is already being used at the pool-park area

The Chairman stated that an attorney was present at the Meeting to serve as an advisor, that his services were being paid for by contributions from a group of concerned citizens, and that there would be no cost to the Association.

Sellers (Treasurer) reported that as of the date of this Meeting he had possession of the Association's petty cash fund only. He explained that the IFCIA checkbook was taken by Bill Gandy (President), was carried by Gandy out of the IFCIA office, and has not been returned. Sellers stated that at the time of this Meeting there was \$523.70 cash on hand plus checks received for \$445, totalling \$978.70 in the petty cash fund. Sellers stated that he did not know where the money is from the IFCIA checkbook because he had not seen the checkbook for some period of time. Sellers asked if there were any questions from the members present. A member (Ken Coles) made a motion that a new set of signature cards be furnished to the bank where the Association's accounts are presently located accompanied by a request to stop payment on all outstanding checks.

The Chairman appointed Clymer Wright as Parliamentarian and introduced Mr. Frank Pineda (sp?), the attorney present at the Meeting to serve as legal advisor.

A member (Ken Miller) asked how many checks were currently written on open accounts and how long had it been since the Treasurer had seen the checkbook. The Treasurer responded that Mr. Gandy removed the checkbook on May 5. There was a question from the members concerning the requirement for two checksigners on IFCIA accounts. A member (Vernon Hassell) stated that, in view of the violations of the Bylaws by Mr. Gandy in connection with the Association's checking accounts, Mr. Gandy should be removed as a Director of the Association.

A point of order was (raised?) because a motion had already been made which needed a second. The member (Ken Coles) withdrew his motion. One of the members present asked if the Association could obtain copies of the outstanding checks from the bank. It was then noted that the previous motion to remove Mr. Gandy as a Director had not yet been seconded. Members called for discussion. It was noted that Mr. Gandy was a signatory on the account (not as President of the Board of Directors, but as President of the Association??). Discussion continued on the advisability of having only one signer on the Association's accounts. Mr. Hassell reiterated that Mr. Gandy, as President of the Board, had not complied with the Bylaws which require countersignature on the Association's bank accounts. A member (Bill Lloyd) called for further discussion. It was noted that the members had received a list of certain actions taken by Mr. Gandy that were in violation of the IFCIA Bylaws. A motion (on the floor was withdrawn and moved to the previous question??) (and the Meeting was opened for additional discussion??). A member asked why Mr. Gandy had taken the checkbook and the Treasurer responded that he did not know the reason for Gandy's action. A member asked if the Treasurer had specifically requested Mr. Gandy to return the checkbook. The Treasurer responded that he did not think it his duty to ask specifically for the return of the checkbook because the Bylaws clearly state that the Treasurer is the proper officer to have custody of the Association's funds. Steve Connick (sp?), the accountant appointed by Mr. Gandy, was present and stated that he had advised Mr. Gandy that it was not necessary to have two signatures on the Association's accounts. A member stated that it had always been the practice of previous Boards to require two signatures on the Association's accounts and asked the present Board members why this procedure had been changed. The Chairman responded that it was an error on the part of all of the Board members because they had had total trust in Bill Gandy and did not question the procedure he had put in place. A member pointed out that even if two signatures were required, the second signature could be Mrs. Gandy's.

The Chairman asked Rob Burchfield to read aloud the list of actions taken by Mr. Gandy which were in violation of the Association's Bylaws. Burchfield read the listed grievances, one by one, and asked the members if there were any misstatements of fact contained therein. Some discussion ensued during the reading concerning the following points:

- Mr. Gandy, (acting as an officer and director of both IFCIA and IF COP ??)(Inwood Forest Citizens on Patrol) decided that the IF COP base station and all IF COP supplies could be housed in an office that IF CIA was paying for. This

action was taken without approval of the other Board members. It was noted that because of this action and other commingling of IFCIA and IFCOP matters, any potential liability on the part of IFCOP would very likely become a liability of IFCIA.

- Bobbie Tremain had been elected as a Director at the January, 1995 Annual Meeting and subsequently served as head of the Deed Restrictions Committee. She was summarily fired from that position by Mr. Gandy. Such action on the part of Mr. Gandy was a violation of the Bylaws. It was noted that issue of Tremain's eligibility to serve as a Director had been raised prior to the January, 1995 Annual Meeting. The previous Board had obtained a legal opinion concerning Tremain's eligibility in light of the fact that she also served as Republican precinct chairman for the voting jurisdiction that includes Inwood Forest. (The legal opinion rendered stated that (no conflict of interest existed?).

A member asked if there had been any Board meetings held since the election of the Directors at the Annual General Meeting in January. The Chairman responded that a Board meeting was held on Thursday, June (___?), and that Sellers and Tremain were the only Directors present at that Meeting. Board Meeting had also been held on May 5 and March (??). A member asked who had been present at the May 5 Board Meeting. The Chairman stated that Ralph Sellers, Bobbie Tremain, Linda Wright, Pat Gandy, Bill Gandy, and Steve Connick (sp?) were present at the Meeting. The Chairman reported that no issues had been discussed at the May (___?) Meeting and that budget proposals had been reviewed at the March (___?) Meeting. The Treasurer stated that Mr. Gandy took the checkbook at the close of the May 5 Meeting. A member asked what had become the Gandys' campaign promise of open Board meetings. The Treasurer (answered that "Bill Gandy does not believe in open meetings because he doesn't want all the crazies bothering him.???) The reading of the list of violations of the Bylaws by Bill Gandy continued:

- Bill Gandy had recruited and appointed a Board member to fill a vacancy. This action was in violation of the Bylaws which state that "any vacancy occurring on the Board of Directors shall be filled at a special meeting of the members of the corporation."

- Bill Gandy had directed all communication modes to report to Bill Gandy exclusively, had changed the Southwestern Bell CallNotes code attached to the Association's telephone number (447-8222???) so that no other Board member could access calls from the Association's members, and that a notice had been attached to the box where the Association receives its mail (insert address here in parentheses) stating "Hold all mail for Pat Gandy to pick up." In addition, it was noted that the locks on the (IFCIA office? - insert address here in parentheses) had been changed several times, in effect denying all other Board members access to the Association's records.
- Bill Gandy had unilaterally made a decision to hire legal counsel to represent the Association (at the June 13, 1995 Special Meeting??) and had entered into a letter of engagement with the attorney without the knowledge or approval of the other Board members.

A member (Craig Power (sp?)) asked if the Association had been represented by other legal counsel at the time. It was pointed out that Bill Gandy had stated at the June 13 Meeting that he had fired the legal counsel engaged by the previous Board by calling him on the phone the day after the January, 1995 Annual Meeting and informing the attorney (Everett Hartnett) that his services were no longer needed. The Chairman pointed out that she had since personally contacted Mr. Hartnett who stated that he had never spoken with Mr. Gandy on the phone. The Chairman further explained that (Mr. Hartnett felt that he could not be present to represent the Association at this June 22 Meeting because Mr. Gandy had announced at the previous Meeting that he (Hartnett) had been fired). Mr. Hartnett then recommended that Mr. Pineda (sp?) attend this June 22nd Meeting as (legal advisor to the Association??).

A member asked why Bill Gandy was not present at this Meeting to speak to the members. A member asked if Bill Gandy was setting up a separate Board. The Chairman stated that Mr. Gandy was fully aware that this Meeting was being held on June 22 and, in fact, Gandy had urged all of the members present at the June 13th Special Meeting to attend this June 22nd Special Meeting.

A member asked if the Association is supposed to pay Mr. Haley, the attorney (Bill Gandy/the Gandys??) had hired to represent the Association at the June 13th Meeting. The member asked if Mr. Haley had a contract. It was pointed out that Mr. Haley had stated at the June

13th Special Meeting that he had (been hired by the President of the Association to represent the Association??) and that he had an engagement letter.

A member (Bill Lloyd) (moved to the previous question??). A motion was made to (end debate??). The motion was seconded. (Raised ballots were counted by the vote counters and more that two-thirds of the members present voted to end debate??). A motion was then made to remove Bill Gandy as a Director of the Association. The motion was seconded. Raised ballots were counted. (65?) of the members present voted to remove Bill Gandy as a Director and (5?) opposed the removal of Bill Gandy as a Director.

A motion was made to remove Pat Gandy as a Director. A member (Craig Power (sp?)) questioned on what basis such a decision would be made. (???) explained that Mrs. Pat Gandy served as a director and officer of two organizations at the same time - IFCIA and IFCOP - constituting a violation of the IFCIA Bylaws which prohibit an IFCIA Director from serving as a "director or other officer of any other civic or political organization which serves the immediate area of Inwood Forest." It was pointed out that at the May 5 Board Meeting, Pat Gandy refused to take the Secretary's minutes because she resigned from the Board at that Meeting. It was explained that Pat Gandy "stormed out of" the May 5th Meeting and later returned to the Meeting but did not retract her resignation. A member questioned why Pat Gandy was present (in her capacity as a Director??) at the June 13th Special Meeting if she had resigned as a Director at the May 5th Board Meeting. It was explained that Mr. Gandy did not accept Mrs. Gandy's resignation as a Director at the May 5th Meeting. It was also pointed out that Mrs. Gandy had not tendered her resignation in writing. Therefore, it was concluded that at the time of this June 22 Meeting, Pat Gandy (was still serving as a Director of IFCIA??). Member Craig Power (sp.) cited Page 6, Section 12 ("Director Not Qualified") and stated that he was not convinced that IFCOP is a civic or political organization. A member (____ Contreras (sp?)), a former base station operator for the IFCOP Program, stated that when she had joined the IFCOP program, she had been informed that "Pat Gandy is the President and the spokesperson for IFCOP." Contreras(?) further reported that she had since been fired as an IFCOP member (??) by Bill Gandy. A member asked if there are Bylaws for IFCOP. A member (Johnnie _____?) expressed concern that the explanations about the status of directors of the two programs was vague. She asked the Chairman why she (Bobbie Tremain) had not taken minutes at the May 5 Board Meeting if, in fact, Mrs. Gandy had resigned and had refused to take the Minutes. Ms. Tremain declined to elaborate, but Director Ralph Sellers explained that Mrs. Gandy had

resigned in a "temper tantrum" and had created a "big scene" at the Meeting that left the other Board members stunned. He went on to explain that Mr. Gandy, at the same May 5 Meeting had made "vituperative allegations and called Mrs. Tremain a liar and a cheat." Mr. Hassell then came forward and described another altercation between Mrs. Gandy and a homeowner that occurred on the day a group of citizens was tearing down the rotted fence posts on West Little York. He described in detail that Mrs. Gandy had "called the man everything under the sun...and threatened him with a crowbar." Mr. Hassell said that he witnessed this confrontation personally and that, in his opinion, this outrageous behavior is cause enough to remove Mrs. Gandy as a Director.

Ms. Contreras (?) spoke again stating that IFCOP is an "official" Houston Police Department-sponsored organization. A member asked if IFCOP has a bank account and one of the Directors answered "Bill Gandy has it."

A member asked "when did Pat Gandy become a Director of IFCOP?" Mr. Powers answered that IFCOP became operational in July of 1994, that Bill Gandy is a "coordinator" of IFCOP, and that each Inwood Forest Section had its own "director".

Clymer Wright stated that he has known the Gandys for twenty-five years, but that he was outraged by their unbridled arrogance. A member asked if the members could accept Mrs. Gandy's resignation rather than remove her by vote of the members. Mr. Pineda, the attorney present for legal advice, stated that an action of the membership would be required, and that a statement from the members needed to be on the record.

A member (Bill Lloyd) (moved to the question??), and a two-thirds vote of the members present (was required to end debate??). Raised ballots were counted, and no members were opposed to (ending debate??). A motion was then made and seconded to remove Pat Gandy as a Director. Again, raised ballots were counted: _____ - voted in favor of removing Pat Gandy as a Director; (4?) opposed her removal.

A member asked if notice of the removal of Mr. and Mrs. Gandy as Directors of IFCIA would be reduced to writing and sent to them by registered mail. A motion was made and seconded to send the notice as described. A member (Larry Adams?) moved to amend the motion to add to the notice a demand for the Association's checkbook. Other members called for the addition to the notice of a demand for the Association's corporate minute books, corporate records, and financial

statements. The motion, as amended, was seconded, and, upon counting of raised ballots, was passed by majority vote of the members present.

The Chairman asked if there were any matters of old business. Clymer Wright called for a motion stating that Bobbie Tremain was not unqualified to serve as a Director, reminding the other members that she had been duly elected at the January Annual Meeting and had remained as a Director until the time of this Meeting. A member made a motion to waive any restrictions or questions that may exist concerning the eligibility of Bobbie Tremain to serve as a Director of IFCIA. The motion was seconded, raised ballots were counted, and the motion was (unanimously?) passed by a majority of the members present.

It was again suggested by a member that the Bylaws be revised to provide that only one member of a household may serve on the Board of Directors at any one time. Another member (Johnnie _____?) spoke in favor of delaying the amendment to Bylaws until a thorough review of the Bylaws and proposals for revision could be made. A motion was made and seconded that the section of the Bylaws covering qualifications of directors should be amended in this Meeting to provide that no two members of the same household may serve as IFCIA Directors at the same time. A member (Vernon Hassell (moved to amend the motion?). (The Parliamentarian raised the point that there was still an action on the floor?). A motion was made, seconded and approved by a majority of the members present agreeing that a Committee would be appointed by the Board to review the Bylaws in detail and report back to a General Meeting of the Members to be held in October.

The Chairman discussed certain New Business, including the formation of several new Committees including a Bylaws Review Committee and a Newsletter Committee. A member (Joanne Stone) volunteered to type the newsletter.

A member (Bob Dean) asked how Board members could be reached since the 447-____? phone number had been appropriated(?) by the Gandys. Bobbie Tremain gave her phone number - 448-1129 - and Ralph Sellers said that he could be reached at 447-1809.

The Chairman stated that the next matter of business was the election of new Directors. The first position to fill was the unexplored term of Ken Miller who had resigned as a Director following the Annual Meeting in January. It was announced that this term would expire in January, 1996. Mrs. Lanai Hassell and Mr. Ray Mason were nominated. Mr. Mason withdrew his name as a nominee, stating that he would prefer (?) a longer term. Mr. Craig Power was nominated. He immediately

declined, stating that he was at the present time serving as a Director of the Greater Inwood Partnership. Raised ballots were counted, and the Chairman announced that Lanai Hassell was elected as a Director to serve the remainder of the unexpired term of Ken Miller.

The Chairman stated that the next Director's position to fill was the unexpired term of Bill Gandy, which term will expire in January, 1997. A member (Craig Power) nominated Ray Mason. Another member nominated Ms. Margaret Price. Raised ballots were counted, and the Chairman announced that Ray Mason was elected as a Director to serve the remainder of the unexpired term of Bill Gandy.

The Chairman stated that the third Board position to fill was the unexpired term of Pat Gandy, which term will expire in January, 1996. A member nominated Margaret Price. (Also, Mr. Claunch [sp?] was nominated ---??? - or spoke in favor of the election of Ms. Price???) A member (Joanne Ferguson) nominated Bill Lloyd. Mr. Lloyd declined the nomination. A motion was made that the nominations cease. Raised ballots were counted, and the Chairman announced that Margaret Price was elected as a Director to serve the remainder of the unexpired term of Pat Gandy.

The Chairman thanked long-time resident Barbara Scruggs for providing numerous copies of the Bylaws that were distributed to all members in attendance prior to the opening of the Meeting.

A member (Carole Kilpatrick) suggested that, rather than reclaim existing checkbooks from the Gandys, the current Board should open all new accounts in order to best protect the funds going forward. Steve Connick (sp?), the accountant hired by the Gandys, said that he did not think the closing of the accounts was necessary. He reported that he had reconciled the accounts on May 19 and that everything balanced to the penny. He suggested that before the Association proceeded to cut off the accounts, they should get the checkbooks from the Gandys, wait for outstanding checks to clear, and then review the books. Several members with long-term accounting, banking, and business backgrounds (Ken Cole, Mike Dwyer, Carole Kilpatrick and others) agreed that the standard procedure, when there is any question about the handling of accounts, is to close the account(s) and open new account(s). All of these businesspersons, including two CPAs agreed that such account(s) could be opened at the same bank, but that the closing of the existing accounts under question is standard accounting, business, banking, and legal practice. A motion was made and seconded to close the existing accounts. Raised ballots were counted and the Chairman reported that there were _____ votes in favor and one (1?) vote opposed to closing the account(s).

A member asked where members should send money for the current IFCIA-sponsored security (deputy sheriff) program. (A member (Ken Cole) made a motion that the Treasurer be authorized to pay the School to provide air conditioning for any future IFCIA Meetings held at that facility.) A member (Ken Cole) made a request to the Board that the tenor of the letter to the Gandys, notifying them of their removal as Directors, be toned down and that the Association should include in the letter an expression of appreciation for those acts of the Gandys which have benefited the community in the past. A member asked if Mr. Pineda or Mr. Hartnett would write the letter. Ken Cole suggested that, to save on attorney's fees, the Board draft the letter for review by the attorney.

A member (Dorothy Miller) asked if Steve Connick (sp?) had been hired by the Board and asked if he is a certified public accountant. (????? _____ all contracts, all positions affirmed?????????)

There being no further business to come before the Meeting, the Chairman adjourned the Meeting at _____ p.m. and announced that she and Mr. Sellers would remain after the Meeting to answer any additional questions from the members.

Joanne M. Ferguson,,
Acting Secretary of the Meeting

Dorothy A. Miller,
Acting Secretary of the Meeting

APPROVED:

Bobbie Tremain,
Chairman of Meeting

MINUTES OF A GENERAL MEETING
OF
THE INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

JUNE 22, 1995
INWOOD ELEMENTARY SCHOOL
7:30 PM

THE MEETING WAS CALLED TO ORDER AT 7:30 PM BY MS. BOBBIE TREMAIN. MS. TREMAIN CALLED FOR A COUNT ON ATTENDANCE TO ESTABLISH IF A QUORUM WAS PRESENT. MR. BURCHFIELD INFORM THE MS. TREMAIN AND THE ATTENDEES THAT 60 RESIDENTS HAD SIGNED IN AS OF THAT TIME AND MORE WERE STILL IN LINE TO SIGN-IN. MS. TREMAIN DECLARED A QUORUM PRESENT.

MEMBERS PRESENT WERE INFORMED THAT THE MEETING WAS NOT ONLY BEING AUDIO TAPE RECORDED BUT ALSO VIDEO TAPE RECORDED WITH AUGMENTATION COMING FROM WRITTEN MINUTES BEING TAKEN BY TWO MEMBERS PRESENT.

MEMBERS INFORMED THAT BECAUSE OF NUMEROUS ITEMS TO BE VOTED UPON, EACH MEMBER HAD RECEIVED A STRIP INDICATOR TO HOLD UP AT THE TIME OF EACH VOTE. ALSO THAT MR. MIKE DWYER AND MS. ALICE SPENCER WOULD BE THE OFFICIAL COUNTER OF VOTES FOR THIS MEETING.

MOTION PRESENTED TO USE ROBERT'S RULES OF ORDER FOR THIS MEETING--CLYMER WRIGHT. 2ND BY _____ NO DISCUSSION FOLLOWED. VOTE TAKEN AND PASSES.

MS. TREMAIN ASKS MR. WRIGHT TO BE PARLIAMENTARIAN FOR THIS MEETING.

MS. TREMAIN CALLS FOR MS. PAT GANDY (SECRETARY) TO READ THE MINUTES FROM THE LAST MEETING. MS. GANDY IS NOT PRESENT. NO MINUTES READ.

MS. TREMAIN CALLS FOR A FINANCIAL REPORT TO BE GIVEN BY MR. RALPH SELLERS.

POOL REPORT GIVEN 1ST: 128 FAMILIES HAVE ENROLLED AT POOL
SAVINGS ON SEWER VS. WATER USAGE
WATER BILL BEING RE-ADJUSTED.
TAX REFUND COMING ON PAY PHONE
H.K. SMITH OF I.F. GOLF CLUB
HAS DONATED A SNACK MACHINE TO
IFCIA POOL.

MISC: SECURITY CAR SOLD FOR \$1100.00

PETTY CASH REPORT: PETTY CASH FUND---523.70
POOL PROCEEDS-----455.00
TOTAL PETTY CASH--978.70

GENERAL FUND REPORT: NOT AVAILABLE AT THIS TIME.
CHECK BOOK REMOVED FROM IFCIA CORPORATE
OFFICE BY MR. BILL GANDY ON MAY 5, 1995.

MR. SELLERS STATED THAT THIS WAS A VIOLATION OF THE
BY-LAWS OF IFCIA. MR. SELLERS ALSO STATED THAT AS
OF FEBRUARY, 1995, ONLY ONE SIGNATURE WAS NEEDED ON
ANY IFCIA ACCOUNTS. MR. SELLERS ALSO STATED THAT
THIS WAS A DIRECT VIOLATION OF THE BY-LAWS OF IFCIA.

-----MOTION MADE BY MR. KEN COLE-----

STOP PAYMENT BE PLACED ON ALL OUTSTANDING
IFCIA CHECKS AND THAT NEW SIGNATURE CARDS
BE SUBMITTED TO BANK.

2ND BY _____

MR. SELLERS AND MS. TREMAIN ASKED AS TO WHY MR.
GANDY'S WAS ALLOWED TO REMOVE THE CHECK BOOK.
MR. SELLERS STATED THAT CHECK BOOK TAKEN FROM OFFICE
WITHOUT HIS KNOWLEDGE. MR. GANDY NEVER ASKED TO
RETURN CHECK BOOK BY MR. SELLERS.
MS. TREMAIN STATED THAT NEITHER SHE OR RALPH HAD
THOROUGHLY STUDIED THE BY-LAWS. MR. SELLERS AND
MS. TREMAIN STATE THAT THEY HAD TRUSTED MR.
GANDY.

MS. TREMAIN INTRODUCES MR. FRANK PANEDO AS LEGAL
COUNSEL RETAINED FOR THIS MEETING. MR. PANEDO'S
FEES ARE BEING PAID BY CONCERNED CITIZENS OF I.F.
AND NOT THE ASSOCIATION.

MR. SELLERS STATES THAT MR. GANDY HAS NOT GIVEN AN
ACCOUNTING FOR HIS ACTIONS.

MEMBERSHIP REMINDED THAT A MOTION IS ON THE FLOOR.
MR. COLE ASKED IF HE WISHES TO REMOVE HIS MOTION FOR
CONSIDERATION. MR. COLE REMOVES MOTION.

-----MOTION MADE BY MR. VERNON HASKELL-----

IN LIGHT OF ACTIONS TAKEN BY MR. BILL GANDY
IN DIRECT VIOLATION OF THE BY-LAWS OF IFCIA,
FAILURE TO FOLLOW BY-LAWS OF IFCIA, MISUSE OF
OFFICE, THAT MR. BILL GANDY BE REMOVED AS A
DIRECTOR OF IFCIA.

2ND BY BILL LLOYD.

OPEN DISCUSSION FOLLOWED AS TO THE MOTION

MR. _____ WANTED TO KNOW WHO WAS THE AUTHOR OF "HEAR YE! HEAR YE!" SHEET. MR. ROB BURCHFIELD STATED THAT AS THE PRINTER OF THIS SHEET ONLY, HE WOULD BE GLAD TO GO OVER THE SHEET AND ANSWER ANY QUESTIONS AND GIVE ANY EXPLANATIONS.

(INSERT SHEET AT THIS POINT)

MR. BURCHFIELD STATED THAT THE CONCERNS WERE ALL MATTERS OF GREAT IMPORTANCE. NUMEROUS QUESTIONS FOLLOWED CONCERNING ALLEGATIONS. MR. SELLERS AND MS. TREMAIN QUESTIONED EXTENSIVELY ON ITEMS 1 THRU 8.

MOTION TO MOVE THE QUESTION--
2ND-----

DISCUSSION ENDED. VOTE CALLED FOR BY MS. TREMAIN.

VOTE: 65 FOR REMOVAL 4 AGAINST REMOVAL

MOTION TO REMOVE MR. BILL GANDY AS A DIRECTOR FOR INWOOD FOREST COMMUNITY IMPROVEMENT ASSOC. PASSES.

-----MOTION MADE BY MR. VERNON HASKELL-----

MOTION TO REMOVE MS. PAT GANDY AS A DIRECTOR OF IFCIA DUE TO FAILURE TO PERFORM DUTIES OF SECRETARY OF THE CORPORATION.

2ND BY _____

OPEN DISCUSSION FOLLOWED.

MILLIE CONTRERAS SPOKE TO THE ALLEGATIONS OF MISCONDUCT AGAINST MS. GANDY. OFFERED VERIFICATION OF BEHAVIOR. MR. HASKELL SPOKE TO THE LEVEL OF ABUSE THAT MS. GANDY DEMONSTRATED DURING AN IFCIA SPONSOR EVENT TOWARD ANOTHER RESIDENT OF I.F. MS. TREMAIN SPOKE TO EVENTS OF JUNE 5TH CLOSED BOARD MEETING IN WHICH MS. GANDY STORMED FROM MEETING THROWING PAPERS AND PENCILS IN AIR.

QUESTION MOVED AND 2ND. VOTE CALLED FOR BY MS. TREMAIN.

VOTE: 68 FOR REMOVAL 2 AGAINST

MOTION TO REMOVE MS. PAT GANDY AS A DIRECTOR OF I.F.C.I.A. PASSES.

NEW BUSINESS

1. FLOOR MOTION TO AMEND BY-LAWS TO STATE THAT NO HUSBAND & WIFE CAN SERVE ON THE BOARD OF DIRECTORS OF IFCIA TOGETHER.

2ND FROM FLOOR.

OPEN DISCUSSION FOLLOWED. SOON BECAME EVIDENT THAT MAJOR REVISIONS OF BY-LAWS NEEDED.

FLOOR MOTION WITHDRAWN FROM CONSIDERATION.

2. APPOINTMENT OF COMMITTEE TO REVIEW BY-LAWS, JOHNNIE NORDEN TO CHAIR.

3. DISCUSSION FOLLOWED ON NEWSLETTER. WHEN ONE WOULD COME OUT AND WHO WOULD BE RESPONSIBLE FOR IT.

JO ANNE STONE VOLUNTEERED TO DO THE TYPING BUT SOMEONE ELSE NEEDED TO PROVIDE THE ARTICLE.
HER KIND OFFER WAS ACCEPTED.

4. ELECTION OF A DIRECTOR TO FILL UNDESIREED TERM DUE TO RESIGNATION OF KEN HILLER. (JAN 96)

FLOOR NOMINATIONS OPENED: LANA HASKELL NOMINATED & 2ND NO OTHER NOMINATIONS. NOMINATIONS CLOSED FOR THIS POSITION.

VOTE TAKEN: 77 MEMBERS FOR 0 AGAINST

MS. LANA HASKELL ELECTED TO BOARD OF IFCIA.

5. ELECTION OF A DIRECTOR TO FILL TERM OF OFFICE. (BILL GANDY, JAN 1997)

FLOOR NOMINATIONS OPENED: RAY MASON NOMINATED & 2ND NO OTHER NOMINATIONS. NOMINATIONS CLOSED FOR THIS POSITION.

VOTE TAKEN: 64 MEMBERS FOR 0 AGAINST

MR. RAY MASON ELECTED TO BOARD OF IFCIA.

6. ELECTION OF A DIRECTOR TO FILL TERM OF OFFICE. (PAT GANDY, JAN 1996)

FLOOR NOMINATIONS OPENED: MARGARET PRICE NOMINATED & 2ND. NO OTHER NOMINATIONS. NOMINATIONS CLOSED FOR THIS POSITION.

VOTE TAKEN: 77 MEMBERS FOR 0 AGAINST

MS. MARGARET PRICE ELECTED TO BARD OF IFCIA.

7. DISCUSSION OF MS. TREMAIN'S ELECTION TO BOARD FOLLOWED. MR. BRIAN CLOUGH CHAIRS DISCUSSION WITH THE CONSENT OF MS. TREMAIN AND THE MEMBERS IN ATTENDANCE OF IFCIA.

LEGAL OPINION FROM MR. EVERETT HARTNETT PRESENTED. THIS IS THE LEGAL OPINION THAT THE BOARD FOR 1994 USED TO BASE THEIR DECISION AS TO HER RUNNING FOR BOARD.

MR. PANEDA STATES THAT THERE IS NO APPARENT CONFLICT OF INTEREST.

AFTER FURTHER DISCUSSION, VOTE TAKEN TO RATIFY THE POSITION OF MS. TREMAIN AS A VALID MEMBER OF THE BOARD.
VOTE: 77 FOR 0 AGAINST

MS. TREMAIN RE-RATIFIED AS A BOARD MEMBER DULY ELECTED.

BOARD MEMBERS ARE:

MS. TREMAIN	JAN 97
MR. SELLERS	JAN 97
MR. MASON	JAN 97
MS. HASKELL	JAN 96
MS. PRICE	JAN 96

8. OPEN DISCUSSION FOLLOWED CONCERNING STEPS TO BE TAKEN TO PROTECT ASSOCIATION FROM ANY FIDUCIARY INDISCRETIONS.

BOARD STATED THAT ALL BANK ACCOUNTS WOULD BE CLOSED. ALL SIGNATURE CARDS WOULD BE CHANGED.

BY-LAWS WOULD BE FOLLOWED WITH 2 SIGNATURES BEING REQUIRED.

POOL REVENUES WOULD BE REVIEWED.

ALL MAINTENANCE FEES WOULD BE REVIEWED.

A NEWSLETTER WILL BE COMING OUT.

A SPECIAL NOTICE WOULD BE SENT TO ALL MEMBERS OF THE SECURITY PROGRAM EXPLAINING NEW PROGRAM AND HOW THEY MAY PARTICIPATE OR NOT.

9. MOTION TO ADJOURNED. 2ND FROM FLOOR.
MEETING ADJOURNED AT 9:05 PH.

IFCIA Board of Directors Meeting on 05/05/95

1. Status of Assessments As of 05/02/95:

A. Inwood Homeowners Assoc. pd in full for 1995

B. Of 1,243 residents for 1995 - 1,099 paid in full

144 past due

14 overpaid (or misapply)

C. Past due dollars - \$6,912.00 1995
\$35,965.00 Prior to 1995

(Excludes penalties.)

2. Status of Security as of 05/02/95:

A. Total of 245 residents now enrolled.

B. Unenrolled (or Prepaid) Revenue

At 03/31/95	\$ 15,510.00
Received 04/01 - 05/02/95	<u>1,770.00</u>

Total \$ 17,280.00

May 5, 1995

COMMITTEE REPORT

SPECIAL PROJECTS

YARD OF THE MONTH:

The yards of the month for May were chosen on the last week of April and the signs and letters awarded on Fri. April 28th and Sat. April 29th so the signs would be visible during the IFCOP caravan through the subdivision on Sat. April 29th. An attached list has the addresses of the winners and a copy of the letter that accompanied the sign. Everyone was "thrilled" and proud to have the signs in their yards. The signs were \$17.50 each at a total cost of \$262.50.

STREET LIGHTS:

In accordance with the Mayor's 51+ Conversion Program we were submitted to the HL&P office of Government and Special Projects on April 10, 1995 for authorization to upgrade the remaining mercury vapor street lights to the high pressure sodium lights. I surveyed the subdivision myself and we have 105 "white" lights so we will qualify for the upgrade. The City required notification of the authorization by May 10, 1995 and I have called Sandy Stone, Division Mgr. for Traffic Mgmt. and Maint. and left a message this date notifying them that we know we qualify.

WATER LEAK "HOLE" ON VICTORY:

The Parks and Rec. Dept. were notified on April 30, 1995 of the "hole" and "falling down yellow rope" and they agreed to come fix the problem. The problem was fixed on May 4th, 1995.

ADDITIONAL STREET LIGHTING:

The City acknowledged the subdivision request by Bill Gandy for additional street lights on April 11, 1995 with a list of locations they felt needed lighting. A copy of the additions are listed on the attached letter. The additions which can be mounted to existing poles will be at no cost to us but the ones listed for Antoine, Maple Tree and Birchcroft Court will cost \$366. for the high pressure sodium poles. The poles cited on Maple Tree are the poles taken down by the City in repairing the sewer lines and the poles are missing. The City is investigating the whereabouts of the poles and they will replace them ASAP. The suggested pole for Birchcroft Court is our decision. The poles on Antoine I think these are also poles taken down in the recent repairs. I will check into this.

RECYCLE:

A report from John Moynihan Recycle Chairman - said he received several calls after the newsletter came out and he saw this as positive and handled all the calls. He has permission from the city for the residents to have more than one Green Bin if they request one and he has an ample supply and tells those that call to come and pick one up on the side of his house. We received permission after several calls to have two more black automated cans at the pool. We now have four of them. According to Pat there still seems to be a problem getting the 6 houses on Lemon Tree on line with the automated service. Hopefully this can be worked out soon.



INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

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

AGENDA

1. Call to order

ROLL

GANDY___

GANDYB, _____

SELLERS _____

TREMASON _____

FRIGHT _____

2. approval of minutes

3 presentation of new board member and approval

4. presentation of security *R.W. Sangelmins 376-2997*

5 presentation of accountant *Gene Cant*

6 treasurer's report ✓

7 deed restrictions

8 architectural

10. acceptance of new duties

11 new business

office space
meeting dates - board

budget approval

agenda item deadline

12 old business

adjourn

R.

Proposal of Accounting Services

To: Inwood Forest C.I.A.

From: Stephen Kondik

Services Included:	<u>Per mo.</u>
Accounts receivable - 1,250 x \$4.60 = \$5,750.00	\$479.00
Accounts payable, prepare checks, and reconcile bank account	50.00
General ledger, prepare Balance Sheet and Operating Statement	<u>71.00</u>
Total	\$600.00

Expenses Excluded:

Computer - Hardware, software, supplies, and repairs

Postage

Printing - Billings, notices, and accounts payable checks

Copying - Mass mail-outs

Also included in the monthly fee of \$600.00 would be those services normally requested by the C.I.A. Board of Directors: attendance at monthly meetings, statement analysis, preparation of annual budget, etc.

Recommended start date: April 1, 1995

BOARD OF DIRECTORS MEETING
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
MARCH 20, 1995
AGENDA

STATE OF TEXAS
COUNTY OF HARRIS
CITY OF HOUSTON

1. Approval of accounting fee *6,475*
2. Approval of pool *30,250*
3. security report *31,429*
4. insurance report *10,181*
5. Legal *4,750*
6. G & A *5000*
7. Private grounds - lawn care ~~2160~~ *2160*
8. ~~contingency fund~~
9. savings account *2800*
10. ~~fence for park~~ *deferred 96*
11. budget for publicity and public relations *1000.00 Non Budget*
12. comments and requests from Board Members
13. executive session
14. adjournment

WITNESS MY HAND AND OFFICIAL SEAL OF THE ASSOCIATION, this the
20th day of March, 1995

PAT R. GANDY- SECRETARY

- I. Roll
- II. Approval of Minutes
- III. Approval of Treasurer's report

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
MARCH 9, 1995

8222 Antoine, #103, Houston, Texas

1. The meeting was called to order at 9:18AM by the President, Bill Gandy.

ROLL

Bill Gandy
Pat Gandy
Ralph Sellers

Bobbie Tremain
Lynda Wright

2. APPROVAL OF MINUTES

Bobbie Tremain moved for the approval of the minutes of January 26, 1995 Annual Meeting, with the following corrections:

Pat Gandy Vice President in charge of Security patrol Program, be corrected to:

Pat Gandy Vice President reporting only for Security Patrol Program, Jim Kilpatrick was in full charge of Security Patrol Program.

Let it be noted that the Acting Secretary did not name maker of motion, or second recorded in minutes.

With the above corrections, Lynda. Wright seconded the motion and carried unanimously. (AGENDA ITEM NO.2)

3. APPROVAL OF OFFICE RENTAL

Pat Gandy presented the lease for 2 years for the office space at 8222 Antoine, #103 at a rate of \$177.55/mo. Ralph Sellers moved for the approval of the office rental. This was seconded by Bobbie Tremain and carried unanimously. (AGENDA ITEM NO. 3)

4. APPROVAL OF TELEPHONE INSTALLATION

Pat Gandy presented the expenses for the above for \$51.18/mo. This would carry a monthly expense as follows: Line 33.05

Call Waiting 3.25

Call Notes 12.75

In Line 2.75

The connection fee would be \$95.00. The deposit of \$100.00 was waived since the Association had a pay history on the phone at the pool. The pay phone there is (713)447-9357. Ralph Sellers moved for approval of telephone installation. Seconded by Bobbie Tremain and carried unanimously (AGENDA ITEM 4)

5. APPROVAL OF OFFICE FURNITURE PURCHASE
Ralph Sellers presented an invoice for the above in the amount of \$1,050.00.
Pat Gandy moved for the approval of the office furniture purchase. Seconded by Ralph Sellers. Motion carried with one abstaining vote by Bobbie Tremain.
(AGENDA ITEM #5)
6. APPROVAL OF SECURITY DECALS
Bill Gandy presented an invoice for \$ 394⁹² for 3,000 IF security Decals.. Bobbie Tremain moved for the approval of the security decals. Seconded by Lynda Wright. Motion carried unanimously. (AGENDA ITEM NO. 6)
7. APPROVAL OF REFURBISHING POOL HOUSE AND GARAGE
Ralph Sellers presented an estimate of materials for the above. Pat Gandy moved for the approval of the refurbishing of the pool house and garage. Seconded by Bobbie Tremain and carried unanimously. (AGENDA ITEM NO. 7)
8. APPROVAL OF ACCOUNTING FEE
Pat Gandy moved to table the approval of accounting fee until the next meeting. Seconded by Lynda Wright. Motion carried unanimously. (AGENDA ITEM NO. 8)
9. APPROVAL OF BEAUTIFICATION EXPENSE, REFURBISHING FENCE
BEAUTIFICATION OF SECTION I.
Ralph Sellers presented report and estimate of expenses on beautification of Section I.
Lynda Wright moved for the approval of the beautification of Section I, with a modification of an additional amount to landscape the park and pool. The budget given Sellers was \$3,500.00. Bobbie Tremain seconded, and the motion carried unanimously. (AGENDA ITEM NO. 9)
10. APPROVAL OF CONTRACT OF POOL
Pat Gandy moved to table the approval of contract of pool. Seconded by Lynda Wright. Motion carried unanimously. (AGENDA ITEM NO. 10)
11. APPROVAL OF SECURITY, HARRIS COUNTY DEPUTY PROGRAM
Bill Gandy presented the contract for the Harris County Deputy Program. Lynda Wright moved for the approval of the program. Bobbie Tremain seconded, and the motion carried unanimously. Amount was \$36,665.04. (AGENDA ITEM NO. 11)

12. APPROVAL OF REQUEST FOR CITY OF HOUSTON TO MAINTAIN
THE MAJOR ESPLANADES

President Bill Gandy wrote Councilmember Helen Huey and requested that the City take over maintenance of the esplanades. Ralph Sellers moved to approve request. Bobbie Tremain seconded the motion, and carried unanimously. (AGENDA ITEM NO. 12)

13. APPROVAL OF MOSQUITOE CONTROL CONTRACT

Ralph Sellers presented the contract for the 1995 above item. Pat Gandy moved to approve request. Lynda Wright seconded, and motion carried unanimously. (AGENDA ITEM NO. 13.)

14. APPROVAL FOR BUDGET PURPOSES

The items for the above on agenda a-j were deferred to a special meeting (AGENDA ITEM NO. 14)

15. COMMENTS AND REQUESTS FROM BOARD MEMBERS

Special Projects Lynda Wright
Architectural Control & Deed Restrictions BOBBIE TREMAIN
BEAUTIFICATION RALPH SELLERS
POOL RALPH SELLERS
NEWSLETTER PAT GANDY

16. CODE OF EHTICS

The above item was presented by Bill Gandy. The item was read by Secretary, Pat Gandy. Bobbie Tremain moved that we adopt this for our association. Seconded by Lynda Wright. The motion carried unanimously. (AGENDA ITEM 16.)

17. ADJOURNMENT

Pat Gandy moved that the meeting be adjourned. Seconded by Lynda Wright. The motion carried unanimously. (AGENDA ITEM 17.)

Bob Bie

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 January 31, 1995 and the related statement of revenue and expenses-modified cash basis for the month then ended in accordance with Statements on Standards for Accounting and Review Services issued 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.

February 22, 1995

RUN DATE: 02/24/95
RUN TIME: 2:39 PM

INWOOD FOREST C.I.A.

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Balance Sheet
AS OF 01/31/95

Assets

CURRENT ASSETS

CASH-OPERATING TCB	22,925.61
CERTIFICATE OF DEPOSIT	50,000.00
MONEY MARKET SPECIAL- TCB	4,643.76

TOTAL CURRENT ASSETS 77,569.37

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	56,892.48-

19,618.46

TOTAL ASSETS

97,187.83

LIABILITIES & FUND BAL.

CURRENT LIABILITIES

UNEARNED SECURITY REVENUE	11,940.00
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TOTAL CURRENT LIABILITIES 11,940.00

FUND BALANCE

DEPRECIATION	305.00-
CONTRIBUTIONS	125,976.99
BEGINNING FUND (DEFICIT)	83,851.32-
CURRENT INCOME (LOSS)	43,427.16

TOTAL FUND BALANCE 85,247.83

TOTAL LIAB'S. & FUND BAL.

97,187.83

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 02/24/95
RUN TIME: 2:40 PM

INWOOD FOREST C.I.A.

PAGE 1

Income Statement
AS OF 01/31/95

RATIO: INCOME	THIS MONTH	RATIO	1 MONTH	RATIO
MAINTENANCE - HOMEOWNERS	46,528.00	75.7	46,528.00	75.7
TRANSFER FEES	150.00	0.2	150.00	0.2
POOL RECEIPTS	68.04	0.1	68.04	0.1
LEGAL FEE RECOVERIES	172.00	0.3	172.00	0.3
SUPPLEMENTAL SECURITY REVENUE	9,910.00	16.1	9,910.00	16.1
	4,600.00	7.5	4,600.00	7.5
TOTAL REVENUES	61,428.04	100.0	61,428.04	100.0
POOL EXPENSES				
ELECTRICITY	206.40	0.3	206.40	0.3
TELEPHONE	29.01	0.0	29.01	0.0
WATER	252.17	0.4	252.17	0.4
REPAIR & MAINTENANCE	68.00	0.1	68.00	0.1
TOTAL POOL EXPENSES	555.58	0.9	555.58	0.9
OPERATING & ADMIN. EXP'S.				
GROUNDS MAINTENANCE	770.00	1.3	770.00	1.3
MOSQUITOE CONTROL	280.00-	0.5-	280.00-	0.5-
LEGAL	2,350.00	3.8	2,350.00	3.8
ACCOUNTING	750.00	1.2	750.00	1.2
INSURANCE	8,742.13	14.2	8,742.13	14.2
ADMIN., POSTAGE, SUPPLIES	363.74	0.6	363.74	0.6
TOTAL OPERATING & ADMIN.	12,695.87	20.7	12,695.87	20.7
SECURITY EXPENSES				
SECURITY OFFICERS	2,130.00	3.5	2,130.00	3.5
SECURITY VEHICLE EXPENSE	2,419.43	3.9	2,419.43	3.9
DEPRECIATION - VEHICLE	200.00	0.3	200.00	0.3
TOTAL SECURITY EXPENSES	4,749.43	7.7	4,749.43	7.7
Other Income				
Other Expenses				
INCOME (LOSS)	43,427.16	70.7	43,427.16	70.7

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 02/24/95
RUN TIME: 2:41 PM

INWOOD FOREST C.I.A.

PAGE 1

Department Income Statement
AS OF 01/31/95

01 IFCIA EXCLUDING SECURITY

RATIO: INCOME	THIS MONTH	RATIO	1	MONTH	RATIO
MAINTENANCE - HOMEOWNERS	46,528.00	81.9	46,528.00	81.9	
TRANSFER FEES	150.00	0.3	150.00	0.3	
POOL RECEIPTS IFCIA EXCLU	68.04	0.1	68.04	0.1	
LEGAL FEE RECOVERIES IFCI	172.00	0.3	172.00	0.3	
SUPPLEMENTAL	9,910.00	17.4	9,910.00	17.4	
TOTAL REVENUES	56,828.04	100.0	56,828.04	100.0	
POOL EXPENSES					
ELECTRICITY IFCIA EXCLUDI	206.40	0.4	206.40	0.4	
TELEPHONE IFCIA EXCLUDING	29.01	0.1	29.01	0.1	
WATER	252.17	0.4	252.17	0.4	
REPAIR & MAINTENANCE	68.00	0.1	68.00	0.1	
TOTAL POOL EXPENSES	555.58	1.0	555.58	1.0	
OPERATING & ADMIN. EXP'S.					
GROUNDS MAINTEMANCE	770.00	1.4	770.00	1.4	
MOSQUITOE CONTROL IFCIA E	280.00-	0.5-	280.00-	0.5-	
LEGAL IFCIA EXCLUDING SEC	2,350.00	4.1	2,350.00	4.1	
ACCOUNTING	750.00	1.3	750.00	1.3	
INSURANCE IFCIA EXCLUDING	8,742.13	15.4	8,742.13	15.4	
ADMIN., POSTAGE, SUPPLIES	363.74	0.6	363.74	0.6	
TOTAL OPERATING & ADMIN.	12,695.87	22.3	12,695.87	22.3	
SECURITY EXPENSES					
TOTAL SECURITY EXPENSES	0.00	0.0	0.00	0.0	
Other Income					
Other Expenses					
INCOME (LOSS)	43,576.59	76.7	43,576.59	76.7	

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 02/24/95
RUN TIME: 2:41 PM

INWOOD FOREST C.I.A.

Department Income Statement
AS OF 01/31/95

02 SE111111111111111111111111

RATIO: INCOME	THIS MONTH	RATIO	1	MONTH	RATIO
SECURITY REVENUE	4,600.00	100.0	4,600.00	100.0	
TOTAL REVENUES	4,600.00	100.0	4,600.00	100.0	
POOL EXPENSES					
TOTAL POOL EXPENSES	0.00	0.0	0.00	0.0	
OPERATING & ADMIN. EXP'S.					
TOTAL OPERATING & ADMIN.	0.00	0.0	0.00	0.0	
SECURITY EXPENSES					
SECURITY OFFICERS	2,130.00	46.3	2,130.00	46.3	
SECURITY VEHICLE EXPENSE	2,419.43	52.6	2,419.43	52.6	
DEPRECIATION-VEHICLE	200.00	4.3	200.00	4.3	
TOTAL SECURITY EXPENSES	4,749.43	103.2	4,749.43	103.2	
Other Income					
Other Expenses					
INCOME (LOSS)	149.43-	3.2-	149.43-	3.2-	

UNAUDITED - SEE ACCOMPANYING COMPILATION REPORT.

RUN DATE: 02/24/95
TIME: 12:25 PM

INWOOD FOREST C.I.A.
General Ledger

Enter Transactions Control Report

SOURCE CODE: 2 CASH DISBURSEMENTS

ENTRY SESSION: 1

LN	REF	DATE	DESCRIPTION	ACCOUNT	AMOUNT
54	1	01/31/95	CYPRESS CREEK WORKSHOP	83501	165.00
55	2	01/31/95	PACK FAX & TAX	83501	99.00
56	3	01/31/95	CITY OF HOUSTON	72601	252.17
57	3	01/31/95	PROGRESSIVE CHEMICAL	74001	68.00
58	5	01/31/95	MICHAEL E DWYER, PC JANRY	83501	3.84
59	5	01/31/95	MICHAEL E DWYER, PC JANRY	82001	750.00
60	6	01/31/95	EVERETT HARTNETT	81501	600.00
61	7	01/31/95	FRANK ROSS	85202	838.93
62	8	01/31/95	FRANK ROSS	85202	238.93-
63	8	01/31/95	FRANK ROSS	85302	238.93
64	9	01/31/95	RUSSELL LILLEY	85202	360.00
65	10	01/31/95	BRUCE EVANS	85202	450.00
66	11	01/31/95	JAMES PAVLU	85202	315.00
67	12	01/31/95	GREG PALMER	85202	255.00
68	13	01/31/95	KARRY VAN HUIS	85202	300.00
69	14	01/31/95	TOMMY VALLONE	83501	46.00
70	9500	01/31/95	GTE MOBILNET	85302	288.50
71	9501	01/31/95	H L & P	70601	206.40
	9502	01/31/95	SOUTHWEST BELL	71101	29.01
73	9503	01/31/95	TROY'S LANDSCAPE	80501	770.00
74	9500	01/31/95	CASH DISBURSEMENTS-NEW AC	10500	5,796.85-

TOTALS:	TRANSACTIONS	DEBITS	CREDITS	BALANCE	ACCT. TOT.
	74	160,288.18	160,288.18-	0.00	3908662
BATCH:	0				0
DIFFERENCE:	-74				3908662-

*** End Of Enter Transactions Control Report ***

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
Minutes of Meeting
January 26, 1995

5815 West Little York
Houston, Texas

The annual meeting was called to order at 7:35PM, by outgoing president, Rita Rogers,.

The election of new directors was held. The candidates that had filed were as follows:

Bill Gandy, Dorothy Miller, Mary Risby, Ralph Sellers, and Bobbie Tremain.

Nominated from the floor was Ray Mason.

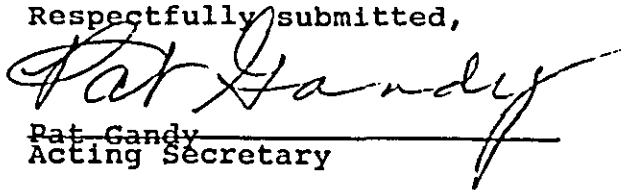
The newly elected directors are:

Bill Gandy, Ralph Sellers, and Bobbie Tremain

The budget as presented was tabled until the new board has had a chance to review, and make adjustments for approval at a later date to be announced.

The meeting adjourned at 8:15 PM.

Respectfully submitted,


~~Pat Gandy~~
Acting Secretary

COPY

EVERETT E. HARTNETT
Attorney at Law
Two Chasewood Park
20405 State Highway 249 - Suite 222
Houston, Texas 77070

713-370-7799

January 25, 1995

Ms. Rita Rogers
President, Inwood Forest
Community Improvement Association
5740 W. Little York, Box 349
Houston, Texas 77091

Mr. Michael Dwyer, CPA
5600 Northwest Central Drive, Suite 105
Houston, Texas 77092

Re: Inwood Forest Community Improvement Association; Various
Association Matters, Deed Restriction and Collections
Matters

For Professional Services Rendered From January 1 Through
January 25, 1995:

1/3/95 - telephone conference with Dorothy Miller re: 6015
Darkwood property and lawsuits involving overnight RVs (.2); 1/9
- telephone conference with Dorothy Miller re: Humberto Montalvo
matter at 5207 Bent Bough case (.2); 1/10 - telephone conference
with Rita Rogers and Dorothy Miller re: letter from Charles Rivet
at 7875 Green Lawn and voting rights of members of the townhomes
in IFCIA, re: other matters relating to the Annual Meeting, re:
the re: Montalvo deed restriction violation matter and re:
Section 20 deed restrictions; dictation of letter to Mr. and Mrs.
Montalvo re: filing of TRO and other legal action for the
continued construction of structures and improvements at 5207
Bent Bough (1.5); 1/11 - reviewing letter from Charles Rivet at
7875 Green Lawn re: voting rights of members of the townhome
owners in IFCIA; reviewing letter from Dorothy Miller re: same;
telephone conference with Ms. Miller re: deed restriction
violation matter involving Humberto and Ninfa Montalvo at 5207
Bent Bough and action by the City of Houston, the Rivet letter,
Section 13 matter, Section 20 deed restrictions and Phillip Jacob
property at 8015 Green Lawn; reviewing documents regarding

Section 13 and replat of Section for townhouses; telephone call to Alex Garcia re: title research on Inwood Forest, Sections 13 and 20; telephone conference with Roy Hailey re: Agreements with IFCIA and Inwood Forest Townhomes (2.0); 1/12 - telephone conference with Rita Rogers and Dorothy Miller re: letter from Charles Rivet at 7875 Green Lawn and voting rights of members of the townhome owners in IFCIA; telephone conference with Ms. Miller re: Montalvo deed restriction violation matter at 5207 Bent Bough and action being taken by the City of Houston and re: ~~the Phillip Jacob property at 8015 Green Lawn;~~ reviewing deed restrictions of all Sections of Inwood Forest to determine the name of the corporate entity acting as the homeowners association for each Section; dictation of letter to Alex Garcia re: title researches on Inwood Forest, Section 20 Deed Restrictions, J. C. Tremaine at 6015 Darkwood, Charles Rivet at 7875 Green Lawn and Phillip Jacob at 8015 Green Lawn; conference with Rita Rogers re: additional documents located, Agreements with Inwood Forest Townhomes, merger of Associations and other matters relating to IFCIA; reviewing documents provided by Ms. Rogers; brief review of Deeds and other recorded documents provided by Mr. Garcia re: the Jacob property at 8015 Green Lawn; telephone conference with Jim Kilpatrick re: the Inwood Forest Homes Association (3.0); 1/13 - dictation of letter to Michael Dwyer, CPA re: Corporation Tax Returns and other accounting matters for Inwood Forest Homes Association; drafting legal opinion for IFCIA Board of Directors re: merger of the two corporate entities in Inwood Forest into one corporate entity and the procedures for such merger; dictation of letter to Dorothy Miller re: same and re: Montalvo and Jacob's matters; telephone conference with Mr. Dwyer re: tax returns and accounting for Inwood Forest Homes Association; dictation of letter to Rita Rogers re: Rivet, voting rights of members of Inwood Forest Homes Association and other Association matters (1.5); 1/17 - telephone conference with Dorothy Miller re: sending letter to Fernando M. Sanchez re: violation of fence restriction; reviewing fence restrictions for Inwood Forest, Section Ten; dictation of letter to Fernando M. Sanchez re: violation of deed restriction for construction of an eight foot fence at the property at 7715 Antoine; telephone call to Michael Dwyer re: matters relating to Inwood Forest Homes Association and merger of Associations; telephone conference with Rita Rogers re: Rivet's letter and merger; telephone conference with Ms. Miller re: Montalvo and Sanchez matters and re: additional documents located on Inwood Forest Homes Association and merger of Associations (1.5); 1/18 - dictation of letter to Alex Garcia at Redi Real Estate Data Information re: Section 20 Deed Restrictions, Tremaine lawsuit and Rivet deed; reviewing additional documents and correspondence from Dorothy Miller re: Jacob's and Montalvo's deed restriction matters; telephone conference with Ms. Miller re: same and re: Rivet letter and Section 20 deed restrictions; telephone conference with Alex Garcia re: Rivet, Section 20 deed restrictions and Tremaine matter; reviewing Warranty Deed on Rivet property; dictation of

letter opinion to Charles A. Rivet re: membership and voting rights of owners of real property in the Unrestricted Reserve of the Replat of Section Thirteen (13) and denial of membership right of Members of the Inwood Homeowners Association in IFCIA and Inwood Forest Homes Association (2.0); 1/19 - telephone conference with Rita Rogers and Dorothy Miller re: Rivet's letter and other matters relating to Annual Meeting of Members; revision of letter opinion to Charles A. Rivet; telephone conference with Mike Hutton re: matters relating to merger of Associations and to replat of Section 13 (1.0); 1/20 - reviewing pleadings, judgment and other documents involved in IFCIA v. James and Bobbie Tremain lawsuit; telephone conference with Ms. Miller re: Tremain lawsuit, Rivet letter and Section 20 deed restrictions (.4); 1/23 - telephone call from Dorothy Miller (.1); 1/24 - telephone conference with Rita Rogers re: amending Bylaws as to voting rights of husbands and wives and other matters relating to Annual Meeting (.3).

13.5 hours at \$125.00 per hour.

ATTORNEY FEES	:	\$1,712.50
EXPENSES	:	\$94.00
(1) Certified Postage	-	\$16.00
(2) Title Searches - Redi Real Estate Data Information	-	\$78.00
(3) Xerox, Fax, Postage	-	N.C.
TOTAL FEES AND EXPENSES	:	\$1,806.50
ADJUSTMENTS	:	<u>\$56.50</u>
BALANCE DUE	:	<u>\$1,750.00</u>

MINUTES OF THE ANNUAL MEETING
OF THE MEMBERS OF
INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
JANUARY 26, 1995

The Annual Meeting of the Members of the Inwood Forest Community Improvement Association (a Texas non-profit corporation) was held on Thursday, January 26, 1995 at Inwood Elementary.

Prior to calling the meeting to order, President Rita Rogers explained that no voting ballots for the election of directors could be accepted until the call for voting occurred during the meeting. Therefore, members would not be allowed to complete their ballots and turn the ballots in prior to the commencement of the voting period.

Declaring that a quorum of members was in attendance, President Rita Rogers called the meeting to order at 7:36 p.m. Rita Rogers began to introduce the 1994 Board of Directors and Committee Chairmen. A motion was made that the Agenda move directly to the Voting Procedures. The motion was seconded and approved by a show of hands by a majority of the members present.

The first item regarding Voting Procedures was to address the procedure for voting for properties held by husband and wife. In years past, the By-Laws had always been interpreted to mean one vote per lot regardless of the ownership by husband and wife. However, a recent review by IFCIA attorney, Mr. Everett Hartnett, of the By-Laws, Article IV, Section 6 showed that in the case of husband and wife ownership, each is allowed one-half (1/2) vote and each must be present to cast the one-half (1/2) vote and cannot vote on each others behalf. It was proposed that Article IV, Section 6 be changed from:

BY-LAW ARTICLE 7 SECTION AS CURRENTLY WRITTEN
ARTICLE IV. SECTION 6

Each resident owner of an estate in land in Inwood Forest Subdivision in good standing shall be entitled to one vote per lot on each matter submitted to a vote of the members, provided, however, in the case of a husband and wife, community ownership of a lot in the subdivision, each husband and wife shall be entitled to a one-half (1/2) vote on each matter submitted to a vote of the members. In the case of a joint ownership of property other than husband and wife community property, the vote shall be divided with fractional parts according to the percentage of ownership.

PROPOSED AMENDMENT OF BY-LAWS
ARTICLE IV, SECTION 6

Each Owner of a Lot in the Subdivision shall be a Member and each such Member in good standing shall be entitled to one (1) vote for each Lot owned by such Member on any matter submitted to a vote of the Members. When more than one person owns a fee interest in any Lot, all such persons shall be Members. The vote of any Lot owned by a husband and wife having a community property interest in the Lot may be cast by either of them. In the case of a joint ownership of property other than as community property involving husband and wife, the vote shall be divided with fractional parts according to the percentage of ownership.

A motion was made that Article IV, Section 6 be amended as proposed. The motion was seconded and passed by a show of hands by a majority of the members present.

Rita Rogers explained that each candidate for the three (3) Board of Directors positions for the 1995-1996 positions (1, 3 and 5) would have three (3) minutes for their speeches and the candidates would be introduced in alphabetical order. Candidates Bill Gandy, Dorothy Miller, Mary Risby, Ralph Sellers and Bobbie Tremain delivered their speeches. Craig Power nominated Ray Mason from the floor and Mr. Mason accepted the nomination. Mr. Mason then delivered his speech. A motion was made that nominations from the floor cease. The motion was seconded and approved by a show of hands by a majority of the members present. It was requested from the floor that members be allowed to question the candidates. A motion was made that members not be allowed to question the candidates. The motion was seconded and passed by a count of standing voters of a majority of the members present.

Rita Rogers notified the members that in compliance with the By-Laws, each ballot contained a detachable voter verification slip that should be completed by each voting member to verify their eligibility for voting. Ballots would be counted by Mike Dwyer, Association CPA; Everett Hartnett, Association Attorney; and returning Directors, Pat Gandy and Ken Miller. A motion was made that Texas State Representative Sylvester Turner participate in the ballot counting. Since Mr. Turner was not in attendance at that time, the motion was withdrawn. There being no objections to the ballot counting procedures, the ballots were collected for counting.

During the ballot counting, Mr. Arthur R. Haney, District Manager, City of Houston, Solid Waste Management Dept. presented a video and question and answer session regarding the Automated Refuse Collection Pilot Program. After his presentation, a motion was made that Inwood Forest participate in this pilot program. The motion was seconded and passed by a show of hands of a majority of the members present. According to Mr. Haney, the pilot program will commence operation sometime in April, 1995.

The newly elected Board of Directors for positions 1, 3 and 5 to serve for 1995-1996 were announced as Bill Gandy, Ralph Sellers and Bobbie Tremain.

Rita Rogers introduced the 1994 Board of Directors and Committee Chairmen - Rita Rogers, President in charge of Grounds Maintenance and IF Newsletter; Ken Miller, Treasurer; Mary Risby, Secretary; Robert Davenport (not present), Vice President in charge of pool operations; Pat Gandy, Vice President in charge of Security Patrol Program; Dorothy Miller, Deed Restrictions and Architectural Control Chairman; Joanne Ferguson and Carol Kilpatrick, IF Newsletter Co-Editors and John Moynihan, Recycling Chairman.

Treasurer Ken Miller presented the 1994/1995 Association Operating Budget and the 1994/1995 Security Patrol Program Operating Budget. Following a discussion from the floor, a motion was made that approval of the 1995 Operation Budget be tabled and a special Committee be formed to draft a revised 1995 Operating Budget. The motion was seconded and approved by a show of hands of a majority of the members present. A motion was then made that the special Committee present a *balanced budget*. The motion was seconded and approved by a show of hands by a majority of the members present. A motion was made for the Board of Directors to call a special meeting of the members of the Association within sixty (60) days to review and approve a revised operating budget for 1995. The motion was seconded and approved by a voice vote of a majority of the members present.

There being no further business, the meeting was adjourned at 9:28 p.m.

Recorded by Joanne Ferguson, Acting Secretary for 1995 Annual Meeting

Attachments: 1995 Annual Meeting Agenda
Proposed By-Laws Revision for Article IV, Section 6
1995 Board of Directors Ballot
1994/1995 IFCIA Operating Budget
1994/1995 Security Patrol Program Operating Budget

1995 ANNUAL MEETING

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

JANUARY 26, 1995

AGENDA

Call to Order & Introduction - Rita Rogers

Introduction of 1994 Board of Directors & Committee Chairmen - Rita Rogers

**Automated Refuse Collection Pilot Program - Representative, City of Houston,
Solid Waste Department & John Moynihan, IF Recycling Representative**

Budget Presentation & Approval - Ken Miller

Security Patrol Program Discussion & Budget Review

Voting Procedures

Presentation of 1995 Board of Director Candidates - Rita Rogers

Election of 1995 Board Members

Committee Reports

Adjournment

BYLAW ARTICLE & SECTION AS CURRENTLY WRITTEN
ARTICLE IV, SECTION 6

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PROPOSED AMENDMENT OF BYLAWS
ARTICLE IV, SECTION 6

Each Owner of a Lot in the Subdivision shall be a Member and each such Member in good standing shall be entitled to one (1) vote for each Lot owned by such Member on any matter submitted to a vote of the Members. When more than one person owns a fee interest in any Lot, all such persons shall be Members. The vote of any Lot owned by a husband and wife having a community property interest in the Lot may be cast by either of them. In the case of a joint ownership of property other than as community property involving husband and wife, the vote shall be divided with fractional parts according to the percentage of ownership.

IN FAVOR _____

OPPOSED _____

NAME _____

JANUARY 26, 1995

**INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
1995 BOARD OF DIRECTORS BALLOT VERIFICATION**

MEMBER NAME: _____ DRIVER'S LICENSE # _____
(PRINT)

ADDRESS: _____ SECTION NO: _____

VOTING MEMBER SIGNATURE: _____

**To be eligible to vote you MUST BE AN INWOOD FOREST PROPERTY OWNER and
you MUST BE CURRENT WITH ANNUAL MAINTENANCE FEES.**

You are voting for THREE positions - each is a TWO YEAR TERM.

You are allowed ONE VOTE per Lot for each position.

VOTE FOR THREE OF THE FOLLOWING FIVE:

_____**BILL GANDY** ____**DOROTHY MILLER** ____**MARY RISBY**

_____**RALPH SELLERS** ____**BOBBIE TREMAIN**

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION

OPERATING BUDGET

	1994		1995
	PROPOSED	ACTUAL	PROPOSED
REVENUE			
Maintenance - Homeowners	\$59,000	\$63,948	\$59,000
Maintenance - Townhomes	3,450	3,492	3,492
Transfer Fees	2,250	2,816	2,250
Pool Income	4,500	7,137	4,500
Legal Fee Recoveries	2,000	767	1,000
Supplemental Fees	8,750	7,510	7,000
Interest Income	<u>500</u>	<u>96</u>	<u>100</u>
TOTAL REVENUE	\$80,450	\$85,766	\$77,342
EXPENSES			
Pool Contract	\$17,800	\$17,800	\$17,800
Electricity	3,200	3,207	3,200
Telephone	360	349	360
Water	3,600	3,589	3,600
Gate Guards	5,000	4,002	5,000
Repair & Maintenance (Pool)	<u>10,000</u>	<u>5,748</u>	<u>6,000</u>
TOTAL POOL EXPENSES	\$39,960	\$34,695	\$35,960
Grounds Maintenance	\$25,000	\$24,865	\$25,000
Mosquito Control	2,100	2,100	2,100
Legal	2,500	3,250	5,000
Accounting	9,000	9,143	9,000
Insurance	9,500	8,641	10,000
Administrative Expenses	2,500	2,342	2,500
Taxes	<u>500</u>	<u>2,223</u>	<u>500</u>
TOTAL NON-POOL EXP.	\$51,100	\$52,564	\$54,100
TOTAL EXPENSES	\$91,060	\$87,259	\$90,060
PROFIT (LOSS)	(\$10,610)	(\$ 1,493)	(\$12,718)

INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
SECURITY PATROL PROGRAM
OPERATING BUDGET

	1993 ACTUAL	1994 ACTUAL	1995 PROPOSED
<u>REVENUE</u>			
Contributions	<u>\$89,518</u>	<u>\$72,986</u>	<u>\$66,000(a)</u>
TOTAL REVENUE	\$89,518	\$72,986	\$66,000
<u>EXPENSES</u>			
Security Officers	\$79,642	\$68,782	\$27,400(b)
Security Vehicle	6,233	5,606	5,000
Security Insurance	6,569	11,453	7,000
Program Administration	<u>5,428</u>	<u>4,148</u>	<u>4,000</u>
TOTAL EXPENSES(c)	\$97,872	\$89,989	\$43,400
PROFIT (LOSS)	(\$ 8,354)	(\$17,003)	\$22,600

(a)Based on average contribution of \$5,500 monthly

(b)Based on 5 hr. patrol shift per night

(c)Does not include depreciation or a provision for replacement of security vehicle