

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
INWOOD HOMEOWNERS ASSOCIATION
September 16, 2009**

A regular meeting of the Board of Directors of the Inwood Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at 1600 NE Loop 410, Suite 202, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present: Ruben Barrera, Jamie Eickhoff, Ginger Jose, John Luce, Bob Mahnke, Calvin Mein, Jim Scott and Alan Stern.

Directors Absent: None

Also Present: Buck Benson of Cappuccio of Pulman, Cappuccio, Pullen & Benson, LLP, the Association's attorney, Barbara Lowry and Brenda Armstrong of Association Management Services

Call to Order: The meeting was called to order at 7:00 p.m., the President being in the chair and the Recording Secretary present.

RESIDENTS TO SPEAK:

1. **Bill Chapman, 14 Rogers Wood.** Mr. Chapman reported to the Board that several residents had met and reviewed the latest draft of the parking and towing policy, and could accept the majority of the policy, with the following exceptions:
 - a. The parking of only one vehicle in the street was unacceptable. The residents wanted to be able to park at least two vehicles in front of their homes without having to make any request for variance for the second vehicle. This is a non-negotiable part of the revisions in the opinion of Mr. Chapman and the other residents with whom he met.
 - a. They believed that only allowing motor homes, boats, etc. to be parked in the community for 16 hours was inadequate; they want the time limit raised to at least 48 hours.
 - a. They also that placing parking "tickets" on vehicles parked against the policy was indignant. He stated that the residents are sent a violation notice in the mail and that notice should be more than adequate.

Mr. Chapman further commented that the majority of the neighborhood would be able to accept the institution of the parking and towing policy if the three items above were changed as noted. He informed the Board that should they choose to disregard these items and continue to limit the number of vehicles parking in front of a residence to one, that it was his opinion the Board would be creating a divided neighborhood that was anything but harmonious.

Mr. Chapman stated that most people were not parking in front of their houses anyway but just do not like being told by the Board that they cannot, and stated that a lot of people had already changed their habits and had quit parking in the streets.

Mr. Chapman pointed out that people do not want to have to beg to park a second car in the street in front of their homes; do not want to have to request a variance once year; and, especially do not like the

idea of having to reapply for the same variance the each year.

1. **Rise Ross, 16 Ancient Bend.** Ms. Ross read a prepared statement, pointing out that the Board had a petition before them to revoke the parking and towing policy. She was not in favor of the one car limitation and thought that the policy was ridiculous and outrageous. She stated that the residents of Inwood wanted to limit the regulatory policies of the Board and believed it was unfair to change something of this magnitude without first discussing it with the residents. She further commented that this type of change in policy should have widespread support of the residents before being adopted by the Board.
1. **Dominic Grazioli, 11 Camden Oaks.** Mr. Grazioli stated that he had a very narrow driveway and he was unable to park all his cars in the driveway or garage. If he parked a car in the driveway, he blocked all his other vehicles in. Mr. Grazioli noted that some of his neighbors had no problems with him parking his vehicles in the street and had never complained about it. It was his belief that the community needed to get away from making regulations and get back to meeting your neighbors. He further stated that he was in favor of completely dropping the parking and towing policy.

Approval of Minutes: It was moved and seconded that the Board minutes of August 13, 2009 be approved as corrected; motion carried.

Financial Report: Mr. Stern provided the Board with a brief financial report through August 31, 2009. The reports will be kept on file with the association records.

Delinquent Accounts. The delinquent accounts were reviewed. Ms. Lowry noted that the 3 accounts that were over 120 days past due were all at the attorney in accordance with the terms of the collections policy adopted by the Board.

OFFICER/COMMITTEE REPORTS:

Streets Committee Matters. Bob Hudnall, Chair.

- X Mr. Barrera introduced Bob Hudnall as the new chairperson of the Streets Committee and asked for a report. Mr. Hudnall reported that he would like the Board's permission to work with the engineer and eventually develop a 15 year plan for repair/replacement of the streets of Inwood.

Complaints have been received noting the following: No paving schedule in a timely manner; Rain washed out several streets and clean up continues; A construction project engineer should be hired to oversee engineers and the construction company. The Board was of the opinion that Coyle Engineering is providing this service. Change order #1 is to be discussed with John Luce and Robert Hudnall by Bryan Woods. All correspondence will include Luce and Hudnall.

Mr. Hudnall and Mr. Luce will meet with Coyle Engineering to discuss a reasonable explanation for failures under engineers watch. Additionally the maximum reuse of materials and the proper drainage.

Restriction Enforcement Matters. Ginger Jose and Jamie Eickhoff, co-chairs. No written report submitted.

- X Ms. Jose commented that notices needed to be sent to residents to remove all the dead landscaping in their yards. Ms. Lowry will draft a notice on this topic to go out to the community with the quarterly statements.

- X Mr. Scott also volunteered to contact the San Antonio Dial A Trailer department and get a trailer scheduled for a clean-up day at Inwood at which time residents could dispose of dead landscaping and whatever else they needed to clean up the community.

Architectural Control Matters (ACC). Bob Broberg, Chair. No written report submitted.

- X It was noted that Bob Broberg, current Chairperson of the ACC, has moved out of Inwood but has yet to sell his house. He is continuing to act as ACC Chair until a replacement can be found. Mr. Barrera commented the Board will be seeking names of persons interested in serving in Mr. Broberg's place on the ACC since the Board appoints its members.

Controlled Access Matters.

- X Mr. Barrera noted that Jeff English had deferred speaking to the Board on the subject of cameras for security until the October Board meeting.

Grounds Committee Matters. Jim Scott, Chairman. No written report submitted.

- X Ball moss removal. Mr. Stern noted that there are two trees along Rogers Wood that need to have the ball moss removed.

- X Mr. Scott informed the Board that he was wanting to work on a comprehensive plan to restore the landscaping in Inwood to better than before the drought conditions. However, he was having problems getting Brookway to meet with him. Barbara Lowry will contact Brookway and get a meeting scheduled to walk the property with Mr. Scott and begin the work on the landscaping plan.

- X Mr. Barrera noted that since it was now time to begin preparation for the 2010 budget, it would be the perfect time to get the numbers together that Mr. Scott felt would be necessary for the beautification of Inwood's landscaping. Mr. Stern stated that each year they always put aside approximately \$20,000.00 for special projects or out of the ordinary expenses.

Tennis Committee Matters. Steve Zauft, Chair. No written report submitted.

- X Ms. Lowry reported that Gerraghty had submitted a bid for \$650.00 to replace the torn screen on the tennis court. Mr. Stern moved that the \$650.00 bid be accepted with the caveat that Ms. Lowry contact the company and see if they could replace only the half of the screen that was torn, and then use the other half of the material to replace the torn section on the other court. If not, the one screen is only to be replaced. The motion carried unanimously.

Unfinished Business:

- X **Emergency planning.** Pending
Possible emergency exits to be located at the basketball court at the swim club and possibly off of Inwood Ridge. Pending
- X **Holiday lighting.** There were two bids submitted - one for \$10,400 and one for \$6,000. Both must have tax added. After discussion it was moved and seconded that the bid from Outdoor Decor be approved with the understanding that the lights be installed and tested no later than November 2, 2009 and be operational for the season on November 16th.; motion carried with 7 in favor and 1 opposed.
- X **Generator for front gate.** Pending.

- X **Traffic Study.** Pape Dawson previously submitted a bid for the traffic study. Management is trying to locate another company to bid.

- X **Parking/Towing Policy.** After discussion and adjustments made to the parking policy, the association attorney was instructed to put it into final form making the typo corrections and adding parking on the street during November 20 through January 2rd of each year; it was moved and seconded to accept the policy; motion carried.

Discussed deferred to Executive Session.

- X **Damages due to vehicular accidents** - Letters are being prepared for residents to pay for the damages. The board is concerned with inattentive drivers, concern for safety and liability with no solution at this time.

- X **Neighborhood Night Out** - A flyer was prepared by the Social Committee and will be included in the billing statement. The flyer also notes two other events scheduled for the neighborhood.

NEW BUSINESS

- X Right of entry form (City of San Antonio) giving the City of San Antonio the right to enter into the easement area between Inwood, The Heights and Rosewood Gardens communities has been completed.

- X Dominic Grazioli, 11 Camden Oaks submitted information requesting the board allow him to install wrought iron fence on the back of his property that would extend about 12 feet into the greenbelt area. Pictures were submitted noting the shrubs that are on the property line. Mr. Grazioli does not think he can place the fence on the easement. He was asked to call the City of San Antonio to determine if a fence is a permanent structure. John Luce will visit with Mr. Grazioli to discuss the fencing.

ADJOURNMENT: There being no further business, the meeting adjourned at 10:47 p.m.

Ruben Barrera, President

Barbara Lowry, Recording Secretary