

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
INWOOD HOMEOWNERS ASSOCIATION**

January 14, 2010

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, Bob Mahnke, Calvin Mein, Jamie Eickhoff, and Alan Stern.

Directors Absent: Jim Scott, John Luce, Ginger Jose, and Cory Hallam

Also Present: Barbara Lowry and Stefanie Shaw of Association Management Services

Call to Order: The meeting was called to order at 7:04 p.m., the President being in the chair and the Recording Secretary present.

RESIDENTS TO SPEAK: None.

Approval of Minutes: It was moved and seconded that the Board minutes of November 12, 2009 be approved as approved as corrected; motion carried.

Financial Report: Barbara Lowry provided the Board with a brief financial report through December 31, 2009. The reports will be kept on file with the association records. The financial tax returns and franchise and compilation are underway.

Delinquent Accounts. The delinquent accounts were reviewed. Ms. Lowry noted there is only 1 account over 120 past due and the account is 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. No written report submitted.

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

👍 A thorough drive of the community needs to be done focusing on dead brush, exposed foundations, exposed pool equipment, and sagging or broken fences.

👍 The board suggested contacting our community landscaper to propose a neighborhood discount for all properties in Inwood who would like to use them to restore their landscaping.

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

👍 Scott Hayes and Don Van Leeuwen are joining the ACC. Ruben Barrera will contact both of the new members as well as Debbi Behnke to set up a meeting to welcome new members and go over procedures necessary.

👍 The Board suggested a thank you letter to be written to Bob Broberg, thanking him for serving on the ACC for several years and award him a \$100 gift certificate for an eatery.

Controlled Access Matters. A written report submitted.

- 👍 New Carpet was installed in the guardhouse. The total for installation from O’Krent was \$1,278.52.
- 👍 The Board would like to remind homeowners that the parking policy is still in place and that enforcing the policy is in effect. Barbara Lowry will contact Cindy Sinclair to schedule this for the marquee.
- 👍 The Board would like an updated set of post orders to be given to the guardhouse.

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

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

- 👍 Both tennis courts are chipping and need to be resurfaced.
- 👍 The fencing surrounding court one needs repair. The bottom of the door as well as the edges surrounding the court are bent or broken.
- 👍 The Board suggested removing the lock from the entrance gate into the tennis courts to allow easier access and better usage of the tennis courts.

Unfinished Business:

- 👍 **Emergency planning** - Pending
- 👍 **Generator for front gate** - Pending.
- 👍 **Holiday Lighting** - All holiday lighting was completed and has been guaranteed for the 2010 holiday season.
- 👍 **Pape Dawson** - Pending
- 👍 **Vehicular Accidents** - All outstanding invoices for insurance companies and/or homeowners regarding payment for damages caused are paid.

New Business:

- 👍 **Tree Plantings** - The Board would like to plant several new trees throughout the community. Including the tennis court area, entry area, and several medians. Barbara Lowry will look into several nurseries in the area for price quotes on installing trees.

Adjournment: There being no further business, the meeting adjourned at 8:45 p.m.

Ruben Barrera, President

Barbara Lowry, Recording Secretary