

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
INWOOD HOMEOWNERS ASSOCIATION
September 8, 2011**

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

Directors Present: Sara Ameduri, Ruben Barrera, Jamie Eickhoff, Bob Hudnall, Roger LeClerc, Dr. Calvin Mein, Jim Scott and Alan Stern

Also Present: Barbara Lowry and Joe Tagle of Association Management Services (AMS).

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: None

Approval of Minutes: It was moved and seconded that the Board minutes of August 11, 2011 be approved with no corrections.

Financial Report: Alan Stern gave an overview of the Monthly Budget Status Reports: Month end report of 8/31/2011 and a budget comparison.

Delinquent Accounts: There are three delinquent accounts that were reviewed in Executive Session.

Reserve Study: The reserve study is pending; a recommendation will be ready for review at the October meeting.

OFFICER/COMMITTEE REPORTS:

Restriction Enforcement: Jamie Eickhoff, Chair. No written report submitted

- Residents continue to be informed of the current drought restrictions and the manners by which they are allowed to water in an effort to prevent the lawns, shrubbery and trees from dying.
- Trailer parked on Inwood Mist for four days; not in accordance with 16 hour limit. Because the vehicle was disabled and had been towed, it should have not been allowed to enter as per the parking and towing resolution. The guards have been informed to not allow entry for any vehicle being towed.

Architectural Control Matters: (ACC): Jamie Eickhoff; No written report submitted.

- #7 La Peninsula; plans for landscaping have been submitted. The Board instructed AMS to send letter to resident that the lamp posts must be removed.

Controlled Access Matters: Barbara Lowry. No written report submitted.

- Joe Tagle, AMS employee is writing tickets for parking violations; improvement in parking policy is being noticed.
- Bierman report for July was covered.
- Resolution eliminating remotes from entry for residents with violations or delinquent was approved unanimously. Received from Buck Benson and ready for signatures.

Grounds Committee Matters: Jim Scott, Chair. No written report submitted.

- Watering by trucks continues
- No violations received from SAWS

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

- The tennis net on court #1 needs repair.

Streets Committee Matters: Bob Hudnall and John Luce. No written report submitted.

- For October meeting a presentation on repairs and costs compared to other providers will be given by Bob Hudnall and John Luce.

Social Committee Matters: Sara Ameduri

- National Night Out will be celebrated on October 4; will encourage outdoor activities through Inwood
- Possible community event for autumn to be held at the tennis court in October

Unfinished Business:

- Research continues regarding the availability of free trees through the program offered by the City of San Antonio
- Emergency planning – Currently there are two areas for evacuations, one by the fire department and one by the basket ball court into the Church parking lot, and the possibility of a third one. Bob Hudnall and Jim Scott will present plan at the October meeting. Appropriate training will be provided to the guards and supplies including reflective vests and traffic cones will be provided.
- It was decided there would be no dog park
- The Action Item Pending List was reviewed

New Business:

- Salado Trail – representative from Elisa Chen’s office did not show for meeting as expected.
- There is a dog park near Inwood, within 8-10 minutes.
- Bid was awarded to Quality Fence and Welding to install fence at guard house with the stipulation that all required permits will be secured.
- Bid was awarded to R&L Services, Inc. to paint all speed bumps in Inwood using reflective paint.
- Parking at intersections. Curb at Rogers Wood and Inwood Manor will be painted red to designate where parking is not allowed.
- Bob Hudnall will contact Brian Coyle to determine what was found regarding the sink hole at 37 Sanctuary. A letter will be sent to the resident advising what correcting action they must take.
- AMS will price out the cost to install and maintain dog potty stops throughout Inwood.
- The following resolutions were unanimously approved by the Board:
 - Payment Plan Guidelines
 - Collection Policy and Procedure
 - Records Production and Copy and Retention of Association Records
 - Notice of Filing of Dedicatory Instruments

Adjournment: There being no further business, the general meeting adjourned at 9:30 p.m.

Ruben Barrera, President

Barbara Lowry, Recording Secretary