

**Minutes of the Regular Meeting of
the Inwood Homeowners Association, Inc.
Board of Directors
October 13, 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, Jamie Eickhoff, Bob Hudnall, Roger LeClerc, Bob Mahnke, Dr. Calvin Mein, Jim Scott and Alan Stern

Directors Absent: Ruben Barrera

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

NON RESIDENTS TO SPEAK: Andrew Blouet, LEED AP; City of San Antonio

Approval of Minutes: It was moved and seconded that the Board minutes of September 8, 2011 be approved with no corrections.

Financial Report: Alan Stern provided an overview of the monthly Budget Status Reports: Month end report of 9/30/2011 and a budget comparison.

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

Reserve Study: The reserve study is still pending the street review.

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.
- #7 La Peninsula; the outdoor lighting is unacceptable and needs to be removed. Letter from Attorney will be sent advising the homeowner
- #14 Vintage Oaks; Attorney will send letter advising outdoor sheds were not approved by ACC and must be removed since they are not in compliance with the DCCR. A letter has previously been sent. The owner called and is not interested in the removal of the sheds.
- Consideration to send letters to all homeowners whose yards are badly affected by the drought asking that they submit written plans to the ACC on their plans for replacement landscaping. This is to allow advance approval for when water restrictions are eased. The mailing is to include a copy of the SAWS pdf file informing what types of drought tolerant plants are recommended be planted in South Texas.
- Request that AMS conduct another drive to inspect fences that need repaired and brought into compliance.
- #9 Inwood Manor, garage door is rotting and Barbara Lowry will have Buck Benson notify the attorney for the home. Additionally the home is in need of repairs to the exterior and to the landscape and grounds maintenance.

Architectural Control Matters: (ACC): Debbie Behnke, Mike Patterson, and Carey Morgan; No written report submitted.

- Nothing to report

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

- Joe Tagle, AMS employee has written two tickets for parking too close to the intersection and if it continues they will be towed.
- Bierman report for September was covered, nothing major to report.
- Resolution eliminating remotes from entry for residents with violations or delinquent was red-lined with corrections and sent back to Attorney for revisions. The revisions have been made and the resolution is ready for review and signature by President and Secretary.

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

- Watering by trucks to be discontinued

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

- The tennis net on court #1 has been repaired

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

- For November 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 was celebrated on October 4 turn out was very good.
- November 9; Ladies Tea meet and greet will be held, location to be determined.
- Santa visit is scheduled for December 10th, 2011 at the tennis courts.

Unfinished Business:

- Research continues regarding the availability of free trees through the program offered by the City of San Antonio
- Emergency planning – There will be one area for evacuation located by the basketball court. A formal plan will be given by Bob Hudnall and Jim Scott as part of the reserve study funding; estimated cost is ~ \$3,000. The guards have been provided reflective vests and traffic cones.
- Painting of intersection of Rogers Wood and Inwood Manor completed; several homeowners do not want their curbs painted where they live.
- Fence has been installed behind guard house to hide the refuse containers and smoking.
- Sinkhole at #37 Sanctuary; Ruben Barrera will contact SAWS to install a camera to inspect and determine if there is any problems with drainage. At this time SAWS will pay for all costs.
- It was decided there would be no dog "potty" stops for now, but will be included in the next annual members meeting.

New Business:

- Salado Creek Park - Andrew Blouet advised the Board on issues concerning the Salado Creek Park that is adjacent to Inwood. The park will be controlled by SAPD throughout the day, no specific time scheduled, two officers per mile. The overall plan of the park has not been finalized and once done he will return and brief the Board. He did advise that the lighting would be limited to the front entrance only, and there would not be any fencing. The Board asked about the area at Sanctuary and Sorrels place where a controlled access gate could be installed allowing the Inwood home owners access to the park; there will be a meeting to survey the area so a decision can be

made in the final planning stages.

- The pod at 37 Sanctuary has been there for more than four months and must be removed.
- Fallen tree on Inwood Ridge caused a safety hazard and was removed; Barbara Lowry is to write the owners and let them know the cost of the bill of \$1,200 +- is to be paid by them. Inwood paid to have the tree removed after it fell into the street and impeded traffic.
- Only residents may allow Inwood registered vehicles to be towed into the community and parked on the street.
- Jim Scott and Joe Tagle will drive the community and determine what other trees are damaged by drought and or weather for removal.
- Baywood Technologies contract for the entry gate program annual service was received and will be signed.
- The Policy on Records Production and Retention of Association Records; Policy on Payment Plan Guidelines and Collection Policy and Procedures were reviewed and were approved for adoption. Barbara Lowry is to make minor corrections and have them ready for signatures at the November meeting.
- Resolution Regarding Resident Access Restrictions is still with the attorney and will be signed at the next meeting.

Adjournment: There being no further business, the general meeting adjourned at 8:52 p.m.

Ruben Barrera, President

Barbara Lowry, Recording Secretary