

**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
INWOOD HOMEOWNERS ASSOCIATION  
August 13, 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, Mike Patterson, Jim Scott and Alan Stern.

**Directors Absent:** Bob Mahnke.

**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 7:02 p.m., the President being in the chair and the Recording Secretary present.

**RESIDENTS TO SPEAK:**

Mr. Stern noted prior to the residents speaking that the Board had formed a subcommittee of himself, Ginger Jose, Jim Scott and Mike Patterson. This subcommittee had met with some of the residents of Inwood and were going to be recommending some changes to the entire Board when they moved into Executive Session.

Mr. Barrera commented that it was his intention for the Board to review all recommended changes and then send the revision back to Hank Austin and the rest of the residents for their review and input, hopefully prior to the Labor Day weekend.

1. **Jeff English, 4 Inwood Way.** Mr. English requested the Inwoodhoa.com web page be updated with the status of what the Board is working on. He suggested posting the Board agenda on the web page prior to the meeting. Mr. English also requested that he be added to the agenda for the September Board meeting to speak about his concerns regarding security in the community and his ideas about methods that could be utilized that would be a deterrent to crime.
2. **Barbara English, 4 Inwood Way.** Mrs. English reported an incident that occurred with one of the Board members using a flashlight to check license tags of vehicles parked at her house while she had a dinner party. She was concerned that the Board was practicing selective enforcement. Mrs. English suggested instead of wasting time and money on a parking a towing policy, that maybe the Board should consider banning maintenance workers from the community on weekends. She felt this would better serve the community.
3. **Rise Ross, 16 Ancient Bend.** Ms. Ross reinforced her opinion that the parking and towing policy should be repealed in its entirety.
4. **Maritza Oldfather, 33 Inwood Ridge.** Ms. Oldfather spoke about the parking and towing policy in Alamo

Heights and other small communities surrounding San Antonio. She noted the need to adopt a holiday hiatus on the parking and towing requirements like the other small communities the week of Thanksgiving and the week before and after Christmas. Ms. Oldfather noted that all the residents of Inwood wanted was their quality of life back as it was prior to the adoption by the Board of the parking and towing resolution. She pointed out that property values continued to increase in Inwood prior to the Board=s actions with regard to the policy.

5. **Tom Fitzsimmons, 3 Inwood Fork.** Mr. Fitzsimmons inquired on an update as to the Board=s actions with regard to the parking and towing policy revisions.
6. **Bob Hudnall, 9 Rogers Wood.** Mr. Hudnall volunteered to serve on the Streets Committee.
7. **Bill Chapman, 14 Rogers Wood.** Mr. Chapman asked that the web site be updated as soon as possible.

Several of the residents spoke about the need for modification to the parking and towing policy. It was the consensus of those residents present that at the very least all homeowners should be allowed to park at least one car in front of their own residences overnight.

Management was directed to have the agenda posted to the web site 72 hours prior to the next Board of Directors meeting in September.

Barbara Lowry was asked to have the web site updated with the following message:  
All parking on the streets is in abeyance (temporarily suspended) but the following is still in effect.

No Restricted Motor Vehicle(s) and/or Restricted Equipment under any circumstances shall be parked on any Inwood street -

- (i) in front of any driveway,
- (ii) within thirty (30) feet of a corner of an intersection,
- (iii) within fifteen (15) feet of either side of a fire hydrant within Inwood, and/or
- (iv) facing against the flow of traffic,
- (v) only perpendicular parking to the curb.

**Approval of Minutes:** It was moved and seconded that the Board minutes of July 16, 200 be approved as corrected; motion carried.

Page 1 - under 3. Delete due and due on second line from bottom

Page 2 - under 6. Add Sinn

Page 4 - under 23. Delete due and add Ait was another neighborhood.@"

Page 4 - under 26. Line one add Abut appreciates the work the board has done@"

Page 4 - under 27. Line one add Ashould handle specifics for reason@".

Page 4 - under 27. Line two add Aare improved@".

Page 5 - under 31. Name is spelled ALeClerc@"

Page 6 - before adjournment -

It was moved and seconded to approve the V. K. Knowlton bid ofr street work in Inwood; motion carried unanimously.

It was moved and seconded that the Board minutes of July 29, 2009 be approved as corrected; motion carried.

Page 2 - item 4. Line 4 - delete revoked and add expire.

Page 2 - item 6. Line 4 - add Aof the homes they are visiting.@

Page 2 - item 8. Line 3 - delete AManagement will obtain the bar code numbers on the two vehicles to be issued the tags.@

Page 2 - item 9. Line 3 - delete AManagement will obtain the bar code numbers on the two vehicles to be issued the tags.@

Page 3 - item 11. Line 4 - delete Ross=s and add AOldfather.@

Page 3 - item 12. Line 3 - delete AManagement will obtain the bar code numbers on the two vehicles to be issued the tags.@

Page 3 - item 13. Line 2 - delete AManagement will obtain the bar code numbers on the two vehicles to be issued the tags.@

Page 4 - Grounds Committee item 2 - delete Liz and add AKaye@.

The Board discussed the minutes of the meetings being put on the web site after they are approved; they agreed to this action.

**Financial Report:** Mr. Stern provided the Board with a brief financial report through July 31, 2009. The reports will be kept on file with the association records. Mr. Stern noted that management had broken out legal costs into 3 different categories, and it was his position that the categories should all be recombined into one account.

**Delinquent Accounts.** The delinquent accounts were reviewed. All accounts were being pursued in accordance with the terms of the collections policy adopted by the Board.

#### **OFFICER/COMMITTEE REPORTS:**

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

1. Discussion was held on the sending of letters to homes requiring watering. Mr. Barrera noted that Management will be asked to suspend watering letters.

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

X It was noted that Bob Broberg, current Chairperson of the ACC, is moving out of Inwood, probably some time in the month of October. 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. He stated that the Board would like someone who has an architectural or engineering background to serve in Mr. Broberg=s place. Mr. Barrera further said that whoever is appointed to the committee will not necessarily be the Chairperson as that is something to be decided amongst the three committee members once the new member has been appointed.

X A notice will be placed on the web site as follows:

Looking for someone to fill a vacancy on the Architectural Control Committee. This job is very important to help maintain the quality and aesthetics of the Inwood community. Ideal candidate will have experience with architecture, engineering or construction.

**Controlled Access Matters.**

- X David Bierman report. The Board reviewed the report provided by Officer Bierman of activity in the community over the past month. It was noted that the resident at 15 Inwood Autumn had been stopped for letting a 13 year old drive on the streets of Inwood. Management is to send a letter to the resident advising them that only licensed drivers are allowed to drive on the streets of Inwood.

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

- X Ball moss removal. Mr. Scott said the work is being done in phases. He is continuing to review the neighborhood to assess where ball moss removal is still needed.
- X Mr. Scott also reported that hose bibs had been installed in several areas so that hand-watering could be done to try to keep the landscaping alive during this drought situation. Mr. Scott asked for volunteers to help with the hand watering of various areas throughout the community. Jamie Eickhoff, Ginger Jose and Jim Scott volunteered to help.

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

- X Ms. Lowry reported that Dobbs is coming to the community to measure the wind screens, and will then provide a bid for replacement of the screens. After discussion, Mr Stern noted that each court only needed one wind screen replaced. A bid will be obtained to replace one screen on each court.

**Streets Committee Matters.** Chair is vacant

- X Mr. Bob Hudnall volunteered to serve on the street committee.
- X Ms. Lowry reported that the bond and insurance information had been received from V. K. Knowlton, the street paving company. She would be contacting Coyle Engineering in the morning to get a start date for the street project. Homeowners in the affected areas will be notified prior to start of the project. Management will ensure that the project is done in sections so that homeowners have access to their streets at all times.
- X The homeowner at 20 Inwood Bluff called to report water continues to pond in front of his home. Coyle Engineering is reviewing the area.
- X There is a pothole in front of 24 Rogers Wood that needs to be properly repaired. AMS had a temporary patch put on the hole but it is coming loose. Coyle Engineering will also assess this area.

**Unfinished Business:**

- X **Emergency planning.** Pending  
Possible emergency exits to be located at recreation center and possibly off of Inwood Ridge. Pending
- X **Holiday lighting.** Guidelines were provided for the Board=s review. Modifications will be made and the specifications will be sent out to at least two companies requesting bids.
- 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. The names of David Steitle and John Frebole we mentioned and they will be contacted.

X **Parking/Towing Policy.**

Discussed deferred to Executive Session.

X **Landscaping.** The dead tree in the gully between the pool and 52 Rogers Wood has been removed.

**New Business**

X Right of entry form (COSA) has been completed.

X Holiday lighting – guidelines for Inwood to solicit bids for the holiday lighting was reviewed by the Board. After discussion Management was asked to proceed on obtaining the bids.

X Mr. Patterson reported to the Board that parking violation tags had been ordered to be placed on vehicles that were in violation of the parking policy. Variance tags have also been ordered that will hang behind the mirror of the vehicles. Management reported that temporary passes had been mailed to the homeowners along with their variance approval letters.

**Executive Session:** Executive Session is reserved for discussion of sensitive issues which often involve privacy information. If the Board must vote on any formal action to be taken, the Board will conduct the vote upon reconvening in regular session.

**Board Action Subsequent to Executive Session:** The Board reconvened in regular session. The following action was taken based on discussions held in executive session.

X It was moved and seconded that the agenda for all Board meetings be posted on the Inwoodhoa.com web site 72 hours prior to the Board meeting; motion carried unanimously.

X **11 Camden Oaks.** The homeowners are requesting a variance to erect their fence in the easement behind their property. After discussion, it was moved and seconded to deny the request; motion carried unanimously.

X **6 Inwood Manor.** The homeowner was contacted by management at the request of the Board at the last meeting with regard to the color selection for his home. The homeowner acknowledged that the color submitted and approved by the ACC was not the color he ended up painting the home. He stated that he would not be repainting in the approved color. After discussion, it was moved and seconded that a letter be sent to the homeowner from the association attorney informing the homeowner that:

X What they did was wrong;

X They must resubmit the color they painted their home to the ACC for approval; if approved, the Board will not pursue the matter further.

X However, if the ACC denies the color, the home must be repainted in the approved color.

Seven Board members voted in favor of the motion, one Board member voted against. The motion carried. The matter was referred to the association attorney for action.

X **18 Ancient Bend.** The homeowner is requesting a variance to park one car in the street in front of their home. After discussion, the Board decided to table all variances until the final parking and towing policy

has been adopted. A letter will be sent to the homeowner informing them of this.

X It was moved and seconded that a boat be attached to a vehicle at all times when on the street; motion carried 6 in favor and 2 opposed.

X It was moved and seconded that the overnight pass be issued for all boat/trailers for enforcement issues; motion carried unanimously.

X A notice will be placed on the web site noting it is illegal to pass a school bus when loading lights are on.

X **Parking and Towing Policy Discussion:**

The revised parking policy was presented by the Committee and the Board reviewed and after extended discussion the Board agreed to meet within the next few days to take up the policy for additions and corrections.

**ADJOURNMENT:** There being no further business, the meeting adjourned at 12:07 a.m.

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Ruben Barrera, President

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Barbara Lowry, Recording Secretary