

**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
INWOOD HOMEOWNERS ASSOCIATION  
April 9, 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:** Bob Mahnke, Calvin Mein, Alan Stern, Jim Scott, John Luce, Ginger Jose and Cory Hallam

**Directors Absent:** Ruben Barrera, and Jamie Eickhoff

**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 Vice 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 February 11, 2010 be approved with one correction; motion carried.

**Financial Report:** Alan Stern provided the Board with a brief financial report through March 31, 2010. The reports will be kept on file with the association records. Barbara Lowry was asked to note on the balance sheet the reason for the changes.

**Delinquent Accounts:** The delinquent accounts were reviewed. Ms. Lowry noted there are four (4) accounts over 120 days 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 and John Luce.

- X The final walk through was done with several items which were fixed or re-done. Two curb breaks were repaired; a speed bump along Rogers Wood re-done and a pot hole was patched up. A final check of the pot hole will be done, as well as striping of the streets, and then all street work will be completed.
- X The bill for street work has been paid in full.
- X There was a bid submitted from Flasher regarding the painting of bike lanes, "guest" and "resident" lanes, as well as buttons to be placed along the a small section of street to warn residents of the upcoming curve. It was moved and seconded to approve a bid from Flasher with an amendment to the bid. The amendment states that the stripes to be painted must match in size the existing painted stripe.

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

- X Mr. Murarkas has contacted the Board in regards to the properties that back up to his. He is concerned about the weed growth and natural vegetation

**Architectural Control Matters (ACC):** Debbie Behnke, Don Van Leeuwen and Scott Hayes. No written report submitted.

- X All members have received books containing the DCCR=s for Inwood, as well as contact information for all other members of the ACC.

**Controlled Access Matters:** A written report submitted.

- X The Board asked that Barbara Lowry review procedures and the Parking and Towing Policy with Mike Hernandez who has been hired to issue parking tickets in the Community.
- X The current Parking Violations Log will be amended to show the date in which the letter was sent to the Homeowners who have been ticketed, as well as the day in which authorization of towing shall commence. This log will be updated accordingly with the tickets turned in and given back to Mike for the following drive.
- X The Board has adjusted parking enforcement hours to three (3) times a week.
- X The Board amended the budget allotting \$5,000.00 to be removed from the Reserve account and placed into the budget for Parking Enforcement.

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

- X The year end ledger still shows funds available for trees and re-plantings to be done in places where accidents have occurred in the past year.
- X Flowers and plantings recently been installed by Brookway which have frozen over will be replaced at the cost of Brookway.
- X The next phase of revitalization in the common areas will begin soon.
- X All irrigation systems are to be shut down until the end of March.
- X The Board asks that Barbara Lowry get with Brookway to discuss the rocks which were put in place of flowers along the Parkway. This change was not approved by the Board, but they do like the appearance. Jim Scott will follow up with Brookway regarding this issue.

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

- X The bid from Dobbs for resurfacing both tennis courts was approved with several conditions. The Board would like to see if Dobbs can include 4 new rollers with the bid, a warranty in writing, and

an estimate for how long this process may take.

- X The Board would like to get a bid from Dobbs to replace/fix all the screens surrounding the tennis courts.
- X The Board has previously asked for a bid from Quality Fencing regarding the gate, which needs to be lowered - this item is pending. We have not yet received a bid from Quality.

**Unfinished Business:**

- X **Emergency planning** - Pending
- X **Generator for front gate** - Pending.
- X **Pape Dawson** - Pending
- X **Quality Fencing** - bid for the basketball court is pending.
- X **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.

**New Business:**

- X **Jose Hernandez (4 Charterwood)** - Mr. Hernandez is requesting reimbursement from damages caused by the street work done in front of his home. He had to replace a section of jasmine in front of his home due to the asphalt which was sprayed along his street. The curb in front of this area was replaced due to damages caused by the street work as well. The Board asked Barbara Lowry to speak with Brookway (the company Mr. Hernandez hired for landscape re-installation) to determine if the damage was caused by the trucks used for street work. If the work is damages from steet repairs then he is to be refunded his money.
- X **38 Rogers Wood (Rose)** - Barbara Lowry informed the Board that the foreclosing on this property has been canceled. The yard is in need of maintenance; the grass is overgrown and weeds have begun to grow throughout the yard. The Board has asked that the Association attorney to write a letter to the title company/mortgage company informing them that the Association will be issuing a courtesy mow, with a required fee which will be included in their assessments.

**Adjournment:** There being no further business, the meeting adjourned at 8:40 p.m.

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Ruben Barrera, President

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Barbara Lowry, Recording Secretary