

**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
INWOOD HOMEOWNERS ASSOCIATION, INC.  
JANUARY 10, 2013**

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, Alex Cardone, Jamie Eickhoff, Bob Hudnall, Roger LeClerc, Calvin Mein and Alan Stern.

**Directors Absent:** Jim Scott

**OPEN SESSION:**

**Establish Quorum:** Confirmed

**Also Present:** Barbara Lowry and Joe Tagle of Association Management Services (AMS), John Luce, Streets Committee and Brian Woods of Coyle Engineering.

**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.

**Announcements:**

The Inwood Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered during the Meeting pursuant to Section 209.0051(c) of the Texas Property Code.

**RESIDENTS TO SPEAK:** None

**NON RESIDENTS TO SPEAK:** Bryan Woods, Coyle Engineer

**Ceremonial Items:**

**Approval of Minutes:**

1. Approval of the Minutes of the Inwood Homeowners Association Board of Directors Regular Meeting of November 8, 2012. Approved with no corrections

**Treasurers Report:**

1. Presentation and deliberation involving monthly and year-to-date budget, comparison reports, balance sheets, and reserve fund report for November 30, 2012 provided by Alan Stern, treasurer.
2. 2013 budget was provided to each Director. Changes were made to several budget line items and will be reflected in the January 31, 2013 month end financial budget comparison report.

**Officer and Committee Reports:**

1. ACC – The individual interested in the open position was unable to attend for an interview with the Board. The Board decided to contact Lavonne Garrison to determine if she is interested in being considered for the open position.

2. Restriction and Enforcement – Drive through of the property for covenants violations was completed on January 8, 2013. Fifteen letters are being sent for minor violations for unkempt lawns, trash cans left out, and misc. items in view from street. 7 La Peninsula – Fireplace wrapped in blue tarp will be sent a certified letter with instructions to get work being done approved by the ACC and to remove the tarp.

3. Controlled Access – The Guards were provided checks from donations made by residents. Review of the Bierman reports and discussion of the papering of #11 Inwood Manor over the holiday period for a second time within a year. Officer David Bierman was given details on January 31, 2012 to have the patrol Officer Dominguez to be on the watch for a large silver twin cab pick-up truck, make unknown, with a Texas A&M sticker on the window or bumper with 2 young males; as reported by a witness. Office Dominguez also made contact with the guard on duty for that shift.

4. Grounds – At the present time the Board is satisfied with the work that Valley Crest is doing. AMS will continue to work with Chairman and Valley Crest on follow up items and scheduling of spring flowers.

5. Tennis Courts – Resurfacing to be done by company that did the last work, Dobbs Company from Austin Texas.

Lighting has been repaired with the replacement of a timer and reset the time it was 3 hours behind.

6. Streets – Committee members Bob Hudnall and John Luce and Brian Woods of Coyle Engineering. Presentation of 10-15 year plan including a detailed map was provided to the Board of streets in need of work. Priority of work will be from worst being worked first to least bad streets last. The tennis court and swimming pool parking lots were added to the list to be repaired immediately. A motion was put forth and authorized for Coyle Engineering to complete the total design and spec the job with costs. To be completed for April Board meeting for bid to be reviewed and voted on. Mr. Barrera asked the work at the pool and tennis courts be completed as soon as possible as the use is early in spring.

7. Social – Presented by Sara Ameduri. A wine tasting scheduled for February.

8. Communications/Website/Facebook – Presented by Jamie Eickhoff; working with Courtney (webmaster) to begin again now holidays are over. Barbara Lowry to contact Courtney to make sure it is completed to Jamie's satisfaction.

#### **Individual Consideration Agenda Items:**

Deliberation and action on Rules and Regulations for recording – Nothing to report.

#### **Inquires: New Business:**

1. Nominations and appointment of committee members – approved in November meeting.
2. Electronic Sign - Roger LeClerc – still working on; is not satisfied with products he has seen thus far.

#### **Adjourn Open Session:**

The Regular Session of the Inwood Homeowners Association Board of Directors Regular Meeting of November 8, 2012 is hereby recessed to hold an Executive Session and discuss the matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

#### **EXECUTIVE SESSION:**

- A. Deliberation and/or consultation with attorneys about legal issues involving any pending litigation. Discussed
- B. Deliberation and/or consultation with attorneys about legal issues involving aging accounts, enforcement actions against property owners that are delinquent in their assessments or are non-compliant with Inwood's restrictive covenants, bylaws, policies, regulations and procedures. None discussed
- C. Consultation with attorneys for the Inwood Homeowners Association and its Board of Directors, and consideration of (i) matters in which the duty of the attorney to the Inwood Homeowners Association and its Board of Trustees under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Section

209.0051(c) of the Texas Property Code; and/or (ii) any matters to be considered during the Open Session of the Meeting.

1. 9 Inwood Manor- Property Management Company taking action and the property is being monitored.
2. 8 Inwood Manor – call made to owners about trash receptacle; has been offered a smaller recycle container, resolved
3. 21 Inwood Manor – playground and broken fence picket; resolved
4. 21 Inwood Point – AMS to provide a contractor to resident for external repairs, resolved
5. 14 Vintage Oaks – sheds are still without landscaping to screen from view. Send a certified letter.
6. 2 Ryans Point – The attorney to provide the board an assessment of action to be taken.

**RETURN TO OPEN SESSION:**

The Regular Session of the Inwood Homeowners Association Board of Directors Meeting of is hereby reconvened.

**Adjournment:** The Inwood Homeowners Association Board of Directors Meeting of January 10, 2013 is hereby adjourned at 9:20 PM

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Ruben Barrera, President

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Barbara Lowry, Recording Secretary