

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
INWOOD HOMEOWNERS ASSOCIATION, INC.
FEBRUARY 14, 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, Roger LeClerc, Calvin Mein and Alan Stern.

Directors Absent: Jim Scott and Bob Hudnall.

OPEN SESSION:

Establish Quorum: Confirmed

Also Present: Barbara Lowry and Claudia Carr 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.

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

Ceremonial Items: No items for this meeting.

Approval of Minutes:

1. The minutes of the Inwood Homeowners Association Board of Directors Regular Meeting of January 10, 2013 were approved with one correction.

Treasurers Report:

1. Presentation and deliberation involving monthly and year-to-date budget, comparison reports, balance sheets, and reserve fund report for year end December 31, 2012 provided by Alan Stern, treasurer.
2. The reserve accounts on the reserve balance sheet are incorrect. The UBS account (1) should be (2); account (2) should be (3) and account (3) should be (1). The changes will be made to the balance sheet.
3. The year end for 2012 shows a deficit of \$14,523.27. This amount is to be due from the reserves for a zero deficit for the year.

Officer and Committee Reports:

1. ACC – The vacancy has not been filled.
2. Restriction and Enforcement-Drive through of the property for covenant violations were done on February 8, 2013. Letters were sent out.
 - La Peninsula – Fireplace wrapped in blue tarp and has been approved for work.

- Inwood Way has painted their front door an orange color, no approval. A letter and form will be sent to the owner.
- Inwood Point – large mulch beds in front yard were approved by the ACC.
- Vintage Oaks – sheds are still visible. Management was called and told that as soon as it warms the shrubs are to be planted.
- Rogers Wood – Shutter on ground and is being addressed.
- Inwood Manor – fascia still missing and owner has been provided a contractors name.
- Inwood Canyon has not replaced the window with condensation trapped between glasses.
- Inwood Elms – shed on porch will be removed by 3/15/13.
- Inwood Point – unhitched trailer on street – letter sent.
- Inwood Manor – parking ½ in front of another lot owner.
- Letters have been sent to all homes with “holiday” lights still up.
- Ancient Bend – owner parking truck on Inwood Manor blocking stop sign. Letter to be sent.
- Ryans Point – fencing installed with framework showing to the street. Needs to cover with wood. Action will be decided in March meeting.

3. Controlled Access –

Review of the Bierman reports and discussion of the information being placed on the reports. Barbara Lowry will ask that the personal information be removed.

Inquiry as to why a young boy, Inwood resident, is staying in the guard house. The officer on duty was asked and they conveyed that the young man stays there until his parents get home from work. The officer was told to discontinue this practice immediately.

A handout is to be prepared for vendors entering Inwood, in English and Spanish, to hand out when they enter into Inwood alerting them to the rules.

A repair was made to fencing cut in the amount of \$495.00.

Enforcement of parking of truck on corner of Ancient Bend and Inwood Manor obstructing view of the stop sign. A letter will be sent to the owner reported to be parking.

Common area cleanup of all papers, trash, etc. is being addressed by Valley Crest.

3. Grounds –

Grounds maintenance is being addressed where required.

Flowers at islands in the Estates have been removed by animals and will be replaced.

4. Tennis Courts –

Dobbs Tennis Courts will be sending in bid for approval at March meeting.

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

6. Streets –

Coyle Engineering contract for work on Inwood streets was reviewed, by the Streets Committee the recommendation was to approve and will be ratified at the March meeting.

The pot hole on Inwood Manor and Inwood Moss to be addressed.

7. Social – Presented by Sara Ameduri.

The wine tasting scheduled for February was a successful event.

8. Communications/Website/Facebook –

Jamie Eickhoff presented the updates to the social media including the website. The Board was in agreement for the changes.

Individual Consideration Agenda Items:

Deliberation and action on Rules and Regulations for recording – No update as yet.

Deliberation and action to proceed with paving of the parking lot of tennis court parking lot.

Inquires: New Business:

1. Inwood Elms greenhouse – will be moved by end of March.
2. Electronic Sign - Roger LeClerc – still working on product.

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. Inwood Manor- Property Management Company taking action and the property is being monitored.
 2. Inwood Point – No response from owner, not resolved
 3. Ryans Point – Paint color is not approved. March meeting will decide on the action to be taken.

RETURN TO OPEN SESSION:

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

Action taken in Executive Session: No action taken and will be reviewed in March meeting.

ADJOURNMENT: The Inwood Homeowners Association Board of Directors Meeting of February 14, 2013 is hereby adjourned at 8:45 PM

Ruben Barrera, President

Barbara Lowry, Recording Secretary

Corrected minutes March 14, 2013