

**MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
INWOOD HOMEOWNERS ASSOCIATION, INC.
MARCH 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: Ruben Barrera, Alex Cardone, Bob Hudnall, Roger LeClerc and Alan Stern.

Directors Absent: Jim Scott. Sara Ameduri, Jamie Eickhoff and Calvin Mein.

OPEN SESSION:

Establish Quorum: Confirmed

Also Present: Barbara Lowry 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 February 14, 2013 were approved with corrections to eliminate the duplicate addresses on Inwood Canyon and Inwood Elms.

Treasurers Report:

1. Presentation and deliberation involving monthly and year-to-date budget, comparison reports, balance sheets, and reserve fund report for year end February 28, 2013 provided by Alan Stern, treasurer.
2. The reserve accounts separation of the USB accounts has been corrected.

Officer and Committee Reports:

1. ACC – The vacancy has not been filled. Another candidate will appear at the April meeting.
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 but is now delayed due to brick not being available until May.
 - Inwood Way has painted their front door an orange color, no approval. No action will be taken as it is in keeping with the surrounding neighborhood. No further action.

- Inwood Point – large mulch beds in front yard were approved by the ACC. No further action.
- Vintage Oaks – sheds are still visible. Management was called and told that as soon as it warms the shrubs are to be planted. No further action.
- Rogers Wood – Shutter on ground and is being addressed. No further action.
- 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. Homeowner is obtaining bids for the window and masonry replacement.
- Inwood Elms – shed on porch will be removed by 3/15/13. No further action.
- Inwood Point – unhitched trailer on street – letter sent. No further action.
- Inwood Manor – parking ½ in front of another lot owner. No further action.
- Letters have been sent to all homes with “holiday” lights still up. Three residents called and they will not remove the lights from the trees. Follow up with Committee at next meeting.
- Ancient Bend – owner parking truck on Inwood Manor blocking stop sign. Letter sent to the owner and they deny the truck is theirs.
- 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.

A handout is available to all vendors entering Inwood, in English and Spanish, to hand out when they enter that explains the work hours, parking and mandatory truck must be hooked up to vehicle at all times and additional rules.

3. Grounds –

Grounds maintenance is being addressed where required.

Bid for double ground shredded hardwood mulch for Inwood in the amount of \$10,162 plus tax was approved.

Bid for plants and flowers at islands in the Estates for \$2459 was approved.

Bid for installation of spring color in Inwood for \$5330 was approved.

Bid for installation and plants for Sanctuary and Lost Timber for \$1142 was approved.

Paper trash pickup continues through the greenbelt areas.

4. Tennis Courts –

Dobbs Tennis Courts sent in the bid for court repairs in the amount of \$8479.41. After review by the Board Dobbs will be asked to revise the contract and add the following:

- 1) Installing fence pipes on the base of the fence to prevent balls from escaping; and**
- 2) Examining the courts for dead spots and correcting such. The Committee noted the baseline areas and court edges are the worst areas.**

The bid is approved not to exceed \$9500.00 for the work. Work must be scheduled as soon as possible.

6. Streets –

Coyle Engineering contract for work on Inwood streets was reviewed, by the Streets Committee.

Brian Woods met with Bob Hudnall on March 13 to discuss the streets. The bid will be prepared for review at the April meeting with the contract being awarded in May with a start date in June.

The Board will hold a special meeting after the annual meeting to select the contractor. The swimming pool parking lot will be repaved with the swim club reimbursing Inwood for the work being done at the pool area.

The pot holes on Inwood Manor and another at Inwood Moss are to be addressed.

7. Social – Presented by Sara Ameduri. No report

8. Communications/Website/Facebook –
Jamie Eickhoff previously emailed the Directors with a draft of the new website.
There were no comments to add to the site.

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 March 13, 2013 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 and no request to meet with board.

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:

Inwood Point – the owner will be given 30 days to correct the fascia problem or suit will be filed: 5 in favor.
Ryans Point – the house must be repainted and since the owners did not wish to meet according to their attorney, Buck Benson will be asked to file suit to repaint the home the color submitted; 4 in favor and 1 abstain.

ADJOURNMENT: The Inwood Homeowners Association Board of Directors Meeting of March 13, 2013 is hereby adjourned at 8:30 PM

Ruben Barrera, President

Barbara Lowry, Recording Secretary