

Timberlake Estates Property Owners Association

TEPOA • P.O. Box 452 • Cypress, TX, 77410-0452

Quarterly Meeting, July 10, 2006
Cypress Creek Volunteer Fire Department, Station 22, Cypress, Texas

Agenda

TEPOA Agenda – Meeting Date: 7/10/06 Time: 7:00 PM	Discussion Leader
Call to order	Vice Chairman (On behalf of Chairman)
Confirm quorum <ul style="list-style-type: none"> • You must be current on fees to vote and participate • Conduct yourself in an orderly fashion or you will be asked to leave the meeting • You must be recognized to speak, will then stand and state your name before speaking 	Vice Chairman
Installation of new board members <ul style="list-style-type: none"> • Update Board Positions 	Vice Chairman
Reading and approval of minutes not heretofore read <ul style="list-style-type: none"> • 04/10/06 Minutes 	Secretary
Announce purpose of meeting	Vice Chairman
Committee Reports – none	Board and Committee Chair(s)
Unfinished business <ul style="list-style-type: none"> • Security (Wayne Francisco) <ul style="list-style-type: none"> • Safety and Security Plan • Report out from July 4 security duty • National Night Out Information (Including pre-NNO info) • Neighborhood Watch Information • Treasurer (Joanne Carter) <ul style="list-style-type: none"> • Treasurer quarterly report • Legal (Jeff Gunn) <ul style="list-style-type: none"> • Deed Restriction enforcement update • Deed Restriction Focus areas (animals) • Communications (Ann Pavalock) • Update on website (added content, statistics, feedback request) • Mayfest update (cost, turnout, feedback, ask how to generate more interest) • Lake (Debbie Shifflet) • Lake Park improvements update • Well permit increase update 	Vice Chairman
New business, motions, and resolutions	Vice Chairman
Special Programs – (none)	Vice Chairman
Close	Vice Chairman

TEPOA Article of Incorporation, 11/12/85, Article Four

The specific and primary purpose for which the Corporation is organized is to own, operate and maintain recreational property exclusively for the use and benefit of its members, and to enforce, defend and maintain those deed restrictions in effect and filed of record in the Real Property Records of Harris County, Texas for the Timberlake Estates, Section One, a subdivision of Harris County, Texas as such deed restrictions may be in force at this time or as amended from time to time.

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Meeting Summary

Meeting called to order at 7:03 p.m. Quorum confirmed. Jeff introduced himself and announced that he will be replacing Brett due to a medical leave of absence, which will continue until approximately the end of September.

Security. Wayne discussed the upcoming National Night Out. He discussed additional security patrol for the neighborhood on specific dates and the fact that they were present on July 4th. He talked about incidence reporting and tracking that will be done. We are also tracking internal incidences as well as incidences reported to the Sheriff's Department. We are partnering with other neighborhoods, specifically Ravensway, on neighborhood watch. He gave an overview of National Night Out and announced the pre-National Night Out get together to be held at the lake on July 30th from 6:00 p.m. to 8:00 p.m.

Treasurer. Joanne presented a copy of the budget and asked if there were any questions. Anthony Vindett asked if there were any CD's still active. Joanne replied that yes there were but that she forgot to include the amount in her report. The interest we have earned year to date is \$1,096.38.

Communications. Ann talked about the success of Mayfest and the possibility of doing an event at the lake twice a year. She also talked about the website and the frequency that the website is being utilized. Jeff then went over all of the additional items that have been added to the website since the last quarterly meeting.

Lake. Debbie announced that she and her husband have replaced the rope on the playground equipment in order to make it safer for the children. She then made a suggestion for the homeowners who live in front of the lake to please help with mowing the ditch in front of their home to help with weed control.

Jeff presented information regarding the status on obtaining our permit that will allow us to pump four million gallons of water into the lake yearly.

Legal. Jeff announced that we have begun to send letters to the top ten owners that the board has identified as the top ten deed restriction violators. He talked about how we as homeowners can try to talk to their neighbors that may have a violation before it gets to the point of having to send them a letter. He announced that our deed restriction focus this quarter is animals and asked that we report any violations that we are aware of.

New Business. George Franklin stated that there were two deaths in the neighborhood that he thought should be included on the website or a notice should be sent out via email. George made the motion that we send email notification of major life events/deaths. Anna Spires seconded. Motion approved.

Paula Hughes asked if it was possible to offer an incentive to motivate property owners to clean up their property. George Franklin stated that we are prevented by our bylaws to offer monetary rewards. George stated that one way to go about it would be to start some kind of incentive reward program aside from the bylaws. Cheryl Kirchgessner suggested that a committee be formed to sort through all of the ramifications of such a program. Wayne Francisco suggested that properties could be nominated at the end of the year and then take a vote on who should be awarded. Anna Spires suggested that a committee be formed to help homeowners that are sick or disabled with home repairs and lawn work. Ann Pavalock stated that she thought that was what the Caring Neighbors was for. George Franklin said that legal counsel has advised TEPOA against sponsored refurbishments or help programs. It would have to be outside the scope of TEPOA.

Cheryl Kirchgessner asked about weed control at the lake. Jeff stated that he would call Lake Pro to find out the status on the weeds at the lake. Cheryl Kirchgessner made the motion to solicit professional bids on getting the lake into a healthy state. Ron Koehn seconded. Motion approved.

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Anthony Vindett stated that he has a safety issue to report. He smells a strong odor in the culvert at Tall Forest and Drumwood. It was suggested to him that he call the gas company to come out and investigate.

George Franklin stated that there is another safety issue with the street light at Tall Forest and Pine Spring. It has limbs hanging on it and it keeps getting knocked out when the wind blows. He has called Centerpoint and they will replace the light but will not trim the limbs.

Debbie Shifflet asked if we could have the asphalt that is being torn up from the roads moved to our parking lot at the lake. George stated that it is a good idea but the county will not do this. They recycle it and will not move it to private property. He suggested that we check into obtaining some roofing shingle scraps to have moved into the parking lot.

Willie Horak made the motion to adjourn. John Stathakos seconded. Meeting adjourned at 7:52 p.m.

Meeting Attendees

Count	Last Name	First Name
1	Carter	Joanne
2	Chambers	Sallie
3	Francisco	Wayne
4	Franklin	George
5	Gunn	Jeff
6	Harmon	Suggie
7	Hughes	Paula
8	Kirchgessner	Cheryl
9	Koen	Ron
10	Koen	Mona
11	Pavalock	Ann
12	Shifflet	Debbie
13	Spires	Anna
14	Spires	Dale
15	Stathakos	John
16	Stewart	Madge
17	Stewart	Ted
18	Thompson	Pam
19	Vindett	Anthony