

Timberlake Estates Property Owners Association

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

QUARTERLY MEETING APRIL 13, 2009 CYPRESS CREEK VOLUNTEER FIRE DEPARTMENT – STATION 22 – CYPRESS TEXAS

Agenda Item	Discussion Leader														
Call to order	Chairman														
Confirm quorum <ul style="list-style-type: none"> • Must be current on maintenance fees to vote and participate • Please conduct yourself in an orderly fashion or you will be asked to leave the meeting 	Chairman														
Announce purpose of meeting	Chairman														
Reading and approval of minutes not heretofore read <ul style="list-style-type: none"> • 1/12/09 Minutes 	Secretary														
Installation of new board members – Only January Quarterly Meeting	Chairman														
Committee Reports - None	Board and Committee Chair(s)														
Unfinished business	Chairman														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; border-bottom: 1px solid black;">Secretary</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • Online Calendar Review • Next Quarterly meeting 7/13/09 • Spring Fling 4/19/09 2:00 – 5:00 pm </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Legal</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • Request For Deed Restriction Committee Volunteers • HIR (Home Improvement Request) Reminder </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Treasurer</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • Treasurer's Report <ul style="list-style-type: none"> • Balance Sheet • Investment Income • Taxes • Collections Status • Actual vs. Budget Review </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Security</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • Status of updating Incident Reporting • Reminder to call Sheriff's Dept for suspicious activity • National Night Out 2009 – Tuesday October 6th </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Communications</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • 1st Quarter Timbergram distributed • Next Timbergram articles and advertising due 6/18/09 • Call for email addresses • Good Neighbor Award Recognition • Yard of the Month • Spring Fling - Details </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Lake</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • Lake Report • Call for Lake Improvement Committee Volunteers • Call for trash can adoptions </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Chairman</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • Currently working on Deed Restriction complaints with Cindy – letters to be sent • Call for committees </td> </tr> </table>	Secretary	<ul style="list-style-type: none"> • Online Calendar Review • Next Quarterly meeting 7/13/09 • Spring Fling 4/19/09 2:00 – 5:00 pm 	Legal	<ul style="list-style-type: none"> • Request For Deed Restriction Committee Volunteers • HIR (Home Improvement Request) Reminder 	Treasurer	<ul style="list-style-type: none"> • Treasurer's Report <ul style="list-style-type: none"> • Balance Sheet • Investment Income • Taxes • Collections Status • Actual vs. Budget Review 	Security	<ul style="list-style-type: none"> • Status of updating Incident Reporting • Reminder to call Sheriff's Dept for suspicious activity • National Night Out 2009 – Tuesday October 6th 	Communications	<ul style="list-style-type: none"> • 1st Quarter Timbergram distributed • Next Timbergram articles and advertising due 6/18/09 • Call for email addresses • Good Neighbor Award Recognition • Yard of the Month • Spring Fling - Details 	Lake	<ul style="list-style-type: none"> • Lake Report • Call for Lake Improvement Committee Volunteers • Call for trash can adoptions 	Chairman	<ul style="list-style-type: none"> • Currently working on Deed Restriction complaints with Cindy – letters to be sent • Call for committees 	
Secretary	<ul style="list-style-type: none"> • Online Calendar Review • Next Quarterly meeting 7/13/09 • Spring Fling 4/19/09 2:00 – 5:00 pm 														
Legal	<ul style="list-style-type: none"> • Request For Deed Restriction Committee Volunteers • HIR (Home Improvement Request) Reminder 														
Treasurer	<ul style="list-style-type: none"> • Treasurer's Report <ul style="list-style-type: none"> • Balance Sheet • Investment Income • Taxes • Collections Status • Actual vs. Budget Review 														
Security	<ul style="list-style-type: none"> • Status of updating Incident Reporting • Reminder to call Sheriff's Dept for suspicious activity • National Night Out 2009 – Tuesday October 6th 														
Communications	<ul style="list-style-type: none"> • 1st Quarter Timbergram distributed • Next Timbergram articles and advertising due 6/18/09 • Call for email addresses • Good Neighbor Award Recognition • Yard of the Month • Spring Fling - Details 														
Lake	<ul style="list-style-type: none"> • Lake Report • Call for Lake Improvement Committee Volunteers • Call for trash can adoptions 														
Chairman	<ul style="list-style-type: none"> • Currently working on Deed Restriction complaints with Cindy – letters to be sent • Call for committees 														
New business, motions and resolutions	Chairman														
Special programs – none	Chairman														
Close – motion to adjourn	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.

Timberlake Estates Property Owners Association

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

Meeting Summary

The meeting was called to order at 7:05 P.M. by Chairman Wayne Francisco. A quorum was established. Jane Plumlee read the minutes of the January 12th meeting. Motion to accept as read made by George Franklin and seconded by Brett Basford.

There were no committee reports.

There was no unfinished business.

Jane Plumlee (filling in for Joanne Carter) reported that the TEPOA website has been updated and the TEPOA Yearly Calendar is posted. It is also published in the Timbergram. Jane reminded everyone that the next quarterly meeting would be July 13, 2009 at the same location. The Spring Fling is all set for Sunday April 19th and will have crafts this year. Don't forget – the Annual Timberlake Garage Sale will be on Friday and Saturday July 17th and 18th.

Wayne reported that he and Cindy were finalizing approval of several HIR's.

Mike Ruiz passed out copies of the TEPOA 2009 Balance Sheet and a copy of the TEOA Budget Analysis for 2009 to date. He reported that 2 outstanding accounts are now paying. We are close to 80% on overall collections. Mike reported that Wells Fargo is paying only 1% on C/D's – so the C/D's were only renewed for 3 months. He reported that Timberlake Estates is in good financial shape.

Wayne reported that he is expecting the 2008 report from the Sheriff's Department. He received report of a loud party and advised the resident to report it to the police and the board. Brett reported that he had updated the TEPOA website to show; (1) Control Center regarding fire and burn bans: (2) Call Center takes anonymous calls: (3) Map of State of Texas showing burn bans. George requested an eblast warning of fire hazard of excess pine needles accumulated on rooftops. Mike Ruiz suggested a tip from "Ask This Old House" to clean gutters. Attach PVC to end of blower to blow out gutters. Wayne reminded of the fire danger of dry Christmas trees and also noted that National Night Out was set for October in Texas. Wayne suggested that any "activities" at the lake should be reported to the Sheriff first, then to Ernesto and/or Wayne.

Ann reported that she had sent out 93 Timbergrams. Articles for the next Timbergram are due **no later** than June 18, 2009. The Good neighbor Award is being prepared. The Winklemann family on Drumwood won the Yard of the Month for April 2009. Ann also reminded everyone about the upcoming neighborhood Garage Sale on July 17th and 18th.

Jane Plumlee passed out a detailed report on the projects planned for our lake this year and in the future. We are currently stocking with 4 inch bluegill perch. We do have an abundance of turtle in our lake this year. Jane reported that she had invited Michael Medrano and his father to the meeting to discuss a project for his Eagle Scout award. He will set the forms and pour concrete for the base for the Frank Bahr Memorial Bench as well as landscape with the roses that had been purchased for this project. It will be supervised by Wayne. Wayne suggested that the concrete can be purchased in a U-kart from Tomball Rental Center.

There was no new business.

Motion to adjourn was made by Bill Watts and seconded by George Franklin.

Meeting adjourned at 7:50 P.M.

Submitted by Jane Plumlee

Timberlake Estates Property Owners Association

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

Meeting Attendees

Count	Last Name	First Name
1	Plumlee	Jane
2	Stewart	Madge
3	Stewart	Ted
4	Carter	Ronald
5	Pavalock	James
6	Franklin	George
7	Ruiz	Mike
8	Watts	Bill
9	Vindett	Anthony
10	Medrano	Michael
11	Medrano	Jorge
12	Basford	Brett
13	Harmon	Suggie
14	Lafferty	Paul
15	Lafferty	Ellen
16	Francisco	Wayne
17	Pavalock	Ann