

Quarterly Board Meeting, July 11, 2005
Cypress Creek Volunteer Fire Station, Cypress, Texas

MEETING SUMMARY

Meeting called to order 7:02pm. Quorum confirmed with 22 homeowners present and 6 board members. Minutes were read by the secretary. Joyce Basford moved to approve minutes. Tom Brooks seconded. Motion passed.

LAKE AND ARCHITECTURE:

Jeff Gunn stated that there is a meter at lake. The rate for the lights in the neighborhood is fixed regardless of usage. Scott's water well service fixed the circuit breaker at the lake. There was no work day in May. George Franklin knows of some scout groups interested in helping at the lake. There will be a work day in October and we will use crushed granite for bridge support. The house on Tall Forest cleaned up their lot, grading and setting culverts. Jeff Gunn did not follow up on tractor, but will report at next meeting. He received one improvement request. It was approved. He did some deed drives and things were addressed properly. Jeff Gunn received calls about grass growing at the volleyball court at the lake. Willie Horak suggested we put Roundup on it. Willie Horak stated the trash cans have not been maintained well. Joyce Basford stated that she would be willing to keep up a trash can. Jeff Gunn said that he would work on maintaining the trash cans. Pat Franklin asked about a proposal for a pavilion. Jeff Gunn stated that there was a lot involved and that it would complicate matters because we would need bathrooms. Pat Franklin stated that we would not need bathrooms. Bob Dow stated that we (TEPOA) could rent port-a-potties for a reasonable price if they needed them, Delivered on Fridays and picked up on the next Monday, (Statement intended for weekend parties or gatherings.) Pat Franklin asked if Jeff Gunn would like a committee to investigate this. Jeff Gunn stated that he would form a committee to investigate.

LEGAL

George Franklin wrote one letter regarding a carport deed violation and he will follow up on it. If the violation is not corrected, a lien will be filed on the property and interest will accrue until the lien is paid or the violation is corrected. A lien is a flag against the property that money is owed and the property cannot be sold without paying the lien. George Franklin and Brett Basford will personally go to another homeowner to determine his intentions on improving the violations on his property. George Franklin is refilling all corporate documents for TEPOA to assure the legality of all our current documents per our attorney. He will run master copies of all legal pertinent documents and every resident will sign and receive a copy or a certified, signature required will be sent at a cost of \$7 per package. Virginia Jones suggested we approve a one time expense to do that. George Franklin will estimate the cost and bring a proposal. Michelle Murray was able to obtain a listing of all legal homeowners as of the date of our legal documents to assure that the homeowner's signatures to approve the documents were valid homeowners at that time. We are reviewing our attorney's invoice for June. Julia Gaitz asked who can talk to the attorney. George Franklin stated that anyone on the board can call the attorney. Virginia Jones stated that the fees will go down when all the corporate status legal issues have been resolved. George Franklin stated that was correct. He also stated that per a new state law passed homeowner's associations cannot enforce sign violations which may result in a change in the deed restrictions. Virginia Jones asked when we would form a committee to change the deed restrictions. George Franklin stated that he would investigate the extent of what all was involved and then he would form a committee.

TREASURER

Bob Dow read the Treasurer's Report. He recommended we set aside money in case we are sued. We have a \$1000 deductible on insurance policy. Bob investigated other utilities providers. TXU does not do commercial. He has requested other bids but has not received any bids back. He contacted 22 different ones. He understands that we may receive only 9% better which would be only \$40. He does not believe it is worth further investigation. Mr. Harmon stated that we pay a flat fee for our street lights and we should make sure all the lights are working. Michelle Murray will put it in the Timbergram who to contact if the lights go out. Julia Gaitz moved we increase the Utilities budget to \$5000 to account for utility cost increases. Tom Brooks seconded. Motion passed. We are over budget in legal fees because of the corporate legal issues. Dale Spires asked about the lot that Cy Fair School District owns. Bob stated that it is the last wooded lot on Timberlake before entering Ravensway and it was taken over for taxes.

COMMUNICATIONS

Michelle Murray stated that we are back on track in mailing the Timbergram at the end of the month of the quarter. She will mail it out before the end of the month and before every quarterly meeting. Michelle Murray stated that we would be checking into a website.

SECURITY

No security report. Charles Neff was absent.

CHAIRMAN

Brett Basford asked if the emails were beneficial. The consensus was yes. He asked for more email addresses. Brett Basford said that we would not be able to fax any emails due to cost. Brett stated that our insurance is currently out for bids.

NEW BUSINESS

Pat Franklin stated that we should form a committee to reach out to elderly, sick, and bereavement. Pat Franklin, Monica Woodman, Joyce, Ellen Lafferty, Julia Gaitz would like to serve

Willie Horak moved we adjourn at 8:28. Tami Hopkins seconded. Motion passed.