

Timberlake Estates Property Owners Association

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

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

Agenda

TEPOA Agenda – Meeting Date: 4/10/06 Time: 7:00 PM	Discussion Leader
Call to order	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 	Chairman
Installation of new board members	Chairman
Reading and approval of minutes not heretofore read <ul style="list-style-type: none"> • 01/09/06 Minutes 	Secretary
Announce purpose of meeting	Chairman
Committee Reports – none	Board and Committee Chair(s)
Unfinished business <ul style="list-style-type: none"> • Security <ul style="list-style-type: none"> • Process for incidence reporting • Researching cost of security for high traffic times • National Night Out Information • Legal <ul style="list-style-type: none"> • Brief update • Communications <ul style="list-style-type: none"> • Update on directory • Mayfest update • Architecture & Grounds <ul style="list-style-type: none"> • Deed Restriction Focus areas • Lake Treatment update • Chairman <ul style="list-style-type: none"> • TEPOA Insurance Change • Website update – what is on it, cost, left to do, sample views 	Chairman
New business, motions and resolutions	Chairman
Special Programs – none	Chairman
Close	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.

Meeting Summary

Meeting called to order at 7:03 p.m. Quorum confirmed. Brett stated that you must be current on dues in order to vote and that you must conduct yourself in an orderly fashion or you will be asked to leave.

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Debbie Shifflet was introduced as the new board member replacing Melissa Seureau. Brett explained that Pam Thompson has assumed the role of Secretary and that there may be some additional shuffling of positions.

Brett discussed the reading of the minutes and explained that we have learned that if a motion is made to forgo the reading of the minutes and the motion carries then we are not required to read minutes at every meeting. This would be helpful in instances where the minutes are extraordinarily long. Pam Thompson informed the meeting attendees that the minutes from the January meeting were 10 pages long.

Cheryl Kirchgessner made the motion to forgo reading of the minutes. Ms. Lievsay seconded. Motion passed.

Security. Wayne presented information on Security and incidence reporting. He stated that we are looking at the cost of patrols and the fact that it was not included in the budget. He explained that we may provide security during high traffic times such as New Years, 4th of July and Prom time.

Ms. Godfrey stated that we need security at the entrances. Wayne asked which entrance and she stated that she lives on Timberlake. The problem she is referring to is speeding cars.

Ms. Lievsay reported that her neighbor had his lawnmower and tiller stolen. Brett asked that everyone please call the Sheriff's department for incidences of concern. Monica Woodman stated that when we had security in the past the criminals were privy to that and stayed away during the specific times that security was patrolling but then returned when security wasn't present. Wayne discussed the possibility of a neighborhood watch. He presented information regarding National Night Out and stated that the date has been set for August 1st. He would like to have an information meeting at the lake to give an overview the week before.

Communications. Ann reported that our new phone directories are here and being distributed. She presented information on Mayfest and read the insert from the Timbergram. Brett stated that we got the directories for free due to a mess up by the printer. He discussed the change of information page. Ms. Lievsay asked who we went to for bids and Ann stated we went to Nash, Champions Printing and Office Depot and Office Depot won the bid.

Treasurer. Brett presented the Treasurer's report in Joanne's absence. There were no questions.

Legal. Brett reported that there was one legal issue and it has been resolved. There were no additional questions regarding legal issues.

Architecture and Grounds. Jeff discussed the car and bike show in connection with the Mayfest and explained that it is an invitational car show. He asked that if you plan to show a car that you please call him for planning purposes. Jeff stated that the current deed restriction focus area is Abandoned Vehicles. He explained that there is a state law on record that local law officials will enforce. Jeff stated that vehicles must be licensed, inspected and operable. Cheryl Kirchgessner asked if anybody has addressed any of the abandoned vehicles in our subdivision. Jeff stated that he could not give specific addresses but that yes, there has been some action taken.

Jeff presented an update on the lake. Lake Pro came and treated the lake for weeds. Prior to Mayfest we will be pumping in water to get the level up. We will be dyeing the water to block UV rays and help control the weed problems. Ms. Lievsay stated that Jersey Village uses a type of fish that is not Carp. Cheryl Kirchgessner asked if the dye will affect the fish and Jeff stated that it will not. She also asked if there was anything that can be done about turtle control. Jeff will talk to the game warden about this issue.

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A question was raised regarding progress on securing the dock. Jeff said that it has been discussed but that no plans have been made. Brett asked for volunteers to address this issue. Monica Woodman volunteered to help with this problem.

Chairman's Report. Brett presented information regarding insurance coverage. He stated that we increased our insurance coverage and we are still under budget in that area. We will be redirecting the money to other areas such as Mayfest.

Brett reported that he attended the homeowner's meeting for Ravensway and that he is working to establish relationships with other neighborhoods in our vicinity.

Brett presented an overview of our new website. He thanked Axel Kirchgessner for all of his help and input in getting this up and running. Axel is hosting the website which saves TEPOA about \$10.00 a month.

Monica Woodman asked if we are still in contract with the management company and Brett stated that we are not.

Yard of the Month was discussed and Ms. Lievsay remarked that if you have won yard of the month the previous year you should not be eligible the following year. Ms. Godfrey stated that our entrance should be more attractive and asked about the old sign and if it could be reused. Monica Woodman stated that the old sign was looked at and is not salvageable. Brett stated that there are issues with maintenance and cost of this project and it is not one of the top priorities at this time.

Ms. Lievsay asked if there are any boy scouts that are working on their eagle project that may be interested in our entrances as their project.

Cheryl Kirchgessner asked if we could put something on the website stating that boy scouts are wanted for projects in the neighborhood. Debra Brannon asked if the garden club could check into the prospect of the sign being landscaped by a professional landscaper. Axel Kirchgessner stated that there may be an issue in the amount of space that can be used for landscaping.

Ms. Lievsay asked if you can put something out in your yard to sell. Brett stated that you cannot have a sign selling anything.

Virginia Jones made the motion to adjourn. John Stathakos seconded. Meeting adjourned at 8:15 p.m.

Meeting Attendees

Count	Last Name	First Name
1	Basford	Brett
2	Brannon	Debra
3	Dickey	Marjorie
4	Francisco	Wayne
5	Gaitz	Julia
6	Godfrey	Barbara
7	Gunn	Jeff
8	Harmon	Suggie
9	Hopkins	Tami
10	Hughes	Chic
11	Hughes	Paula
12	Jones	Virginia
13	Kirchgessner	Axel
14	Kirchgessner	Cheryl

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Count	Last Name	First Name
15	Lafferty	Ellen
16	Lafferty	Paul
17	Lievsay	Lynn
18	Pavalock	Ann
19	Pavalock	James
20	Ratliff	Bertha
21	Siegmund	Lance
22	Shifflet	Debbie
23	Spires	Anna
24	Spires	Dale
25	Stathakos	John
26	Thompson	Pamela
27	Woodman	Monica