

# Timberlake Estates Property Owners Association

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

Quarterly Meeting, April 9, 2007  
Cypress Creek Fire Department, Station 22, Cypress, Texas

## Agenda

Agenda Item	Discussion Leader														
Call to order	Chairman														
Confirm quorum <ul style="list-style-type: none"> <li>• Must be current on maintenance fees to vote and participate</li> <li>• Please conduct yourself in an orderly fashion or you will be asked to leave the meeting</li> </ul>	Chairman														
Installation of new board members - n/a	Chairman														
Reading and approval of minutes not heretofore read <ul style="list-style-type: none"> <li>• 1/8/07 Minutes</li> </ul>	Secretary														
Announce purpose of meeting	Chairman														
Committee Reports	Board and Committee Chair(s)														
Unfinished business <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; padding: 5px;">Secretary</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>• Spring Fling Announcement</li> <li>• Online Calendar Review</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black; padding: 5px;">Legal</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>• Deed Restriction Focus areas</li> <li>• HIR Reminder</li> <li>• Deed Restriction violation updates</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black; padding: 5px;">Treasurer</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>• Q1 2007 Budget vs Actuals report</li> <li>• Q1 2007 Income Report</li> <li>• CD updates</li> <li>• % of property owners who have paid and not paid for 2007</li> <li>• Amount of money outstanding to TEPOA</li> <li>• Late notice mailout update</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black; padding: 5px;">Security</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>• July 4<sup>th</sup> Patrol</li> <li>• National Night Out on August 7<sup>th</sup></li> <li>• Traffic control and working with Ravensway to put a reminder in both of our newsletters</li> <li>• Incident reporting update</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black; padding: 5px;">Communications</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>• Call for Timbergram articles</li> <li>• Call for email addresses</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black; padding: 5px;">Lake</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>• Report out on recent lake property cleanup</li> </ul> </td> </tr> <tr> <td style="padding: 5px;">Chairman</td> <td style="padding: 5px;"> <ul style="list-style-type: none"> <li>• Website update – call for additional information</li> </ul> </td> </tr> </table>	Secretary	<ul style="list-style-type: none"> <li>• Spring Fling Announcement</li> <li>• Online Calendar Review</li> </ul>	Legal	<ul style="list-style-type: none"> <li>• Deed Restriction Focus areas</li> <li>• HIR Reminder</li> <li>• Deed Restriction violation updates</li> </ul>	Treasurer	<ul style="list-style-type: none"> <li>• Q1 2007 Budget vs Actuals report</li> <li>• Q1 2007 Income Report</li> <li>• CD updates</li> <li>• % of property owners who have paid and not paid for 2007</li> <li>• Amount of money outstanding to TEPOA</li> <li>• Late notice mailout update</li> </ul>	Security	<ul style="list-style-type: none"> <li>• July 4<sup>th</sup> Patrol</li> <li>• National Night Out on August 7<sup>th</sup></li> <li>• Traffic control and working with Ravensway to put a reminder in both of our newsletters</li> <li>• Incident reporting update</li> </ul>	Communications	<ul style="list-style-type: none"> <li>• Call for Timbergram articles</li> <li>• Call for email addresses</li> </ul>	Lake	<ul style="list-style-type: none"> <li>• Report out on recent lake property cleanup</li> </ul>	Chairman	<ul style="list-style-type: none"> <li>• Website update – call for additional information</li> </ul>	Chairman
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New business, motions and resolutions	Chairman														
Special programs – none	Chairman														
Close	Chairman														

### TEPOA Articles 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**

Chairman Brett Basford called the meeting to order at 7:02 PM. A quorum was confirmed. Ann Pavalock, sitting in for Secretary Pam Thompson, read the minutes from the January meeting. A motion was made by George Franklin and seconded by Julia Gaitz to accept the minutes as read. Motion passed and the minutes were accepted.

Brett gave a brief update on the spring fling and to contact Paula Hughes or Pam Thompson to volunteer. Contact Jeff Gunn if you have a car or bike to show.

**Communication** – Ann Pavalock reported that we are still trying to increase our e-mail list for distribution of the Timbergram. Information for the Timbergram must be received by the 18<sup>th</sup> of the month prior to the quarterly meeting.

**Legal** - Jeff Gunn said that property maintenance is the focus for this quarter. Brett asked neighbors to protect property values by looking out for any violations. He said several violations have been reported to him.

**Treasurer** – Debbie presented a copy of the budget to the membership. She explained the bank swap, (weekend sweep). Two hundred two homes have paid and thirty-three homes have not. The association is owed \$54,073.47. Late notices will be mailed out by May 15, 2007. There was no first quarter income report.

**Security** – Wayne Francisco reported that we have security patrols two times a year; on July 4 and December 31. Many residents have expressed concerns about speeders and the high volume of traffic coming from Ravensway. He suggested we could have open communication with the Ravensway board by putting an article in the PowderHorn and the Timbergram. National Night Out is scheduled for August. Funding for this program was suspended by Congress. We are asked to write our Congressman to reinstate funding for this program. Anna Spires asked how the funding worked. The neighborhoods taking part receive packets of information on how to make ones home and surrounding area safer. Coupons are also supplied for products that can be purchased at the sponsoring stores. She asked if local law enforcement had similar packets of information on safety.

Incident reporting update was explained comparing 2005 to 2006. Non-routine was not taken into account. Actual crime incidences is down by 2% although there was a spike in vehicle stops. Julia Gaitz asked about getting a stop sign at SandyBrook & Timberlake. George Franklin told about an incident that took place in Ravensway where a man in a wheelchair was beaten and robbed in his driveway. He wants a way to notify neighbors when something like that happens. Wayne suggested a phone tree where one neighbor will call another and so forth.

Willie Horak said kids at the playground are unsupervised. They are being dropped off by parents and picked up later. Some were walking through his yard and looking around. Willie stated that the more money spent on the lake the more it will attract undesirables to the area. There is more trash in yards around the lake.

Robert was asked to revise park rules and look at adding "No Children Unattended" under a certain age.

**Lake** – The Lake has been cleaned and it looks very nice. We will update park rules and will start on the bridge with the riprap. The problem is deciding how to go about it. Progress with the game warden was made on the fish in the lake. Robert said he has not had time to look into the situation. There are large fish in the lake. Several large Bass have been seen in the shallow area. We still need to thin out the turtle population. Philip Harmon suggested that the riprap be

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delivered just before use so it will not be thrown in the lake. Debbie Shifflet said the lake looks better than it has in years. Robert said that a bid has been submitted to trim the rest of the brush from the lake.

George Franklin will check on why white lines were not painted on the other streets in the subdivision and white lines were not painted in front of the stop signs.

## **New Business.**

There was no new business.

George Franklin made a motion to adjourn. It was seconded by Julia Gaitz and the meeting adjourned at 7:51 p.m.

## **Meeting Attendees**

Count	Last Name	First Name
1	Basford	Brett
2	Carter	Ronald
3	Francisco	Wayne
4	Franklin	George
5	Gaitz	Julia
6	Gunn	Jeff
7	Harmon	Philip
8	Harmon	Suggie
9	Horak	Willie
10	Key	Robert
11	Pavalock	Ann
12	Pavalock	James
13	Ruiz	Mike
14	Ruiz	Teresa
15	Shifflet	Debbie
16	Spires	Anna
17	Spires	Dale
18	Stewart	Ted
19	Stewart	Madge