

Timberlake Estates Property Owners Association

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

Quarterly Meeting, July 14, 2008
Cypress Creek 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														
Installation of new board members	Chairman														
Reading and approval of minutes not heretofore read <ul style="list-style-type: none"> • 4/14/08 Minutes 	Secretary														
Announce purpose of meeting	Chairman														
Committee Reports <ul style="list-style-type: none"> • None 	Board and Committee Chair(s)														
Unfinished business <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 15%;">Secretary</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> • Online Calendar Review </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 DR Committee Volunteers • HIR 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 • 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"> • 4th of July paid security report out • Robbery at Benton's house - 12602 Park Forest Dr • 2008 National Night Out </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"> • 2008 Directory Update and Request for Volunteers to Assist • Call for Timbergram articles • Call for email addresses </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"> • New pier • Call for Lake Improvement Committee Volunteers </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"> • Call for committees • Call for board positions </td> </tr> </table>	Secretary	<ul style="list-style-type: none"> • Online Calendar Review 	Legal	<ul style="list-style-type: none"> • Request For DR Committee Volunteers • HIR Reminder 	Treasurer	<ul style="list-style-type: none"> • Treasurer's Report <ul style="list-style-type: none"> • Balance Sheet • Investment Income • Taxes • Collections Status • Budget Review 	Security	<ul style="list-style-type: none"> • 4th of July paid security report out • Robbery at Benton's house - 12602 Park Forest Dr • 2008 National Night Out 	Communications	<ul style="list-style-type: none"> • 2008 Directory Update and Request for Volunteers to Assist • Call for Timbergram articles • Call for email addresses 	Lake	<ul style="list-style-type: none"> • New pier • Call for Lake Improvement Committee Volunteers 	Chairman	<ul style="list-style-type: none"> • Call for committees • Call for board positions 	Chairman
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Chairman	<ul style="list-style-type: none"> • Call for committees • Call for board positions 														
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

The meeting was called to order at 7:03 by Chairman Brett Basford. A quorum was established. Brett read the minutes of the April 14th meeting. Motion made by George Franklin to approve and seconded by Ellen Lafferty. Motion carried.

The calendar reading was skipped. With Jeff being out of the country, Brett gave the HIR update and reminded neighbors that the HIR form is on the TEPOA website.

Mike gave the treasurer's report. He reviewed the balance sheet and noted that large repairs were done at the lake and a new pier was installed. Mike reviewed the budget and noted that we were still under budget in all categories. Don Humphreys is doing a really good job mowing the lake and our largest expense is lake maintenance and insurance. No questions were asked about spending to date and Mike reported that we continue to collect outstanding debt.

Wayne reported that mischief on the 4th of July was down this year. A robbery was reported in the last week at the Benton's on the north side of the lake at Lakecrest & Park Forest. The residents were away on vacation and the house was ransacked. A police report was filed. George Franklin said that the subdivision of Tower Oaks reported at least 17 incidents over the summer.

National Night Out is scheduled this year for October 7 at the lake property.

Ann Pavalock reported that anything going into the Timbergram must be submitted by the 18th of the month prior to the general meeting. The neighborhood directories have been delivered. Joanne Carter and Ann Pavalock put a directory in every mailbox in Timberlake and the residents along Cypress-North Houston had their directories mailed.

The pier at the lake has been repaired. Changes were made on the pier by making a T-Head. This will make the pier more stable. Pumping water into the lake is being done. The water level is down 2' to 3' due to evaporation. We are trying to maintain a constant water level. We are still waiting for approval from the insurance company for repair of the gate at the lake.

Paula Hughes is working on getting new swings for the lake. Paula still needs volunteers to help with this project. Brett asked for committee volunteers and for someone to fill the vacant position of secretary. Four board positions are open so please think about taking a board position.

NEW BUSINESS:

Mike Ruiz talked about the welcome committee and welcomed new neighbor Matt Ellisor. Matt is a student and a landscaper. Teresa made muffins and a card to welcome Matt but no one was at home. Mike was able to enjoy the muffins.

Mr. Sikes reported that a coyote was spotted in the neighborhood at night. Brett was told by the game warden that coyotes are in this area.

Ellen Lafferty asked about the rules for burning in Timberlake. She wanted to know if neighbors could be asked to burn on certain days. She also wanted to know the rules about pool water and the use of obscene language. Brett says that is law enforcement / harassment issues and not the business of the executive board.

George Franklin asked about the insurance covering the entrance sign. Are we filing with our insurance company or the company of the man responsible for the accident? He also wanted to know about the plans for widening Cypress-North Houston. What is the time line?

George Franklin made a motion to adjourn and was seconded by Ellen Lafferty. Motion passed and the meeting adjourned at 7:43 pm.

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Meeting Attendees

Count	Last Name	First Name
1	Franklin	George
2	Lafferty	Ellen
3	Lafferty	Paul
4	Pavalock	James
5	Hughes	Paula
6	Pavalock	Ann
7	Harmon	Suggie
8	Likes	Michael
9	Horak	Willie
10	Koen	Ronald
11	Key	Robert
12	Basford	Brett
13	Ruiz	Mike