

Timberlake Estates Property Owners Association

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

QUARTERLY MEETING JULY 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"> • 4/13/09 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 10/12/09 </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"> • July 4th Patrol • 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"> • 2nd Quarter Timbergram distributed • Next Timbergram articles and advertising due 9/18/09 • Call for email addresses • Good Neighbor Award Recognition • Yard of the Month • Garden Club Schedule </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 • Call for committees </td> </tr> </table>	Secretary	<ul style="list-style-type: none"> • Online Calendar Review • Next Quarterly meeting 10/12/09 	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"> • July 4th Patrol • 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"> • 2nd Quarter Timbergram distributed • Next Timbergram articles and advertising due 9/18/09 • Call for email addresses • Good Neighbor Award Recognition • Yard of the Month • Garden Club Schedule 	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 • Call for committees 	
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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.

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Meeting Summary

The meeting was called to order at 7:08 by Chairman Wayne Francisco. A quorum was established. Joanne Carter read the minutes of the April 13th meeting. Motion to accept was made by George Franklin and seconded by Paul Lafferty.

There were no committee reports

There was no unfinished business.

Joanne Carter reported that signs would be put on the four corners of Tall Forest and Timberlake to advertise the 2nd Annual Garage Sale. All events were posted on the website.

Cindy Lundberg was not at the meeting. Wayne reported that the lot on Tall Forest had been cleaned up and that the business operating in the neighborhood had shut down. He also requested volunteers for Deed Restriction Committee. He also reminded everyone to submit an HIR for any home improvements.

Mike Ruiz passed out copies of the TEPOA Budget Analysis for period ending 7/13/2009 as well as copies of the TEPOA Balance Sheet as of 7/13/2009. He reported that the C.D.'s were only renewed for 3 months due to the low interest rates. Our taxes have been paid and we are up to date with the IRS. TEPOA is in good financial shape.

Wayne reported that a report was made about roman candles being shot on July 4th and checked out. He also stated that incident reporting from the sheriff's office was complete for 2008 and he is working on getting 2009 up to date. He also reminded everyone to call the Sheriff's office for any suspicious activity or criminal acts. National Night Out has been set for Tuesday October 6th for Texas.

Ann Pavalock reported that 93 Timbergrams had been mailed for the 2nd quarter. She asked for articles and advertising be in her hands no later than 9/18/09 for the 3rd quarter Timbergram. She also reminded everyone to submit their email address for mailings. Ann stated that any mailings to email addresses were checked out before sending. It saves a lot of time and money if items can be emailed rather than standard mailings. The Good Neighbor Award recognition will be done at the October 12th meeting. Yard-of-the-Month for May was won by Jean Bahr – June award went to the Dillman family and July was won by the Roberts family. She reported that there would be no summer meetings for the Garden Club in July and August and that the meetings would resume on the 3rd Tuesday of the month in September with the first meeting being on 9/15 at her home with a guest speaker

The Lake Report was read by Joanne in Jane Plumlee's absence. It stated that 6 new park signs were up and we saved \$15 on each sign. She is checking out quotes for new swing and playground equipment as well as an upgrade to our current electrical setup at the lake. She also stated that Wayne had donated and installed a new trash receptacle at the lake. A big thank you to Wayne. . A pavilion is still being considered and volunteers for a research/input committee are asked to contact her. Also, we are checking into putting dye into the lake to reduce the bottom growth of weeds.

Wayne reported that he and Cindy are currently working on several deed restriction violations and he again asked for volunteers for a Deed Restriction Committee. He also asked for any volunteers to help to keep the trash receptacles on the lake property emptied.

Mike Ruiz & his wife Theresa have volunteered to be the TEPOA Welcoming Committee. They have taken several cobblers to the most recent new residents.

Willie Horak asked a question about Ravensway residents using the lake. George Franklin also had a question about one of the amendments posted on the website. He was wondering if the wording about Timberlake and Area residents had been changed in any way. Wayne said that he would check into this and let him know.

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There was no further new business.

Motion to adjourn was made by George Franklin and seconded by Ann Pavalock.

Meeting adjourned at 7:50 P.M.

After the meeting had closed, several attendees asked that the seating be moved closer to the head table so that all the conversation could be heard more clearly. All agreed that was a good idea.

Respectfully submitted,
Joanne Carter, Secretary

Meeting Attendees

Count	Last Name	First Name
1	Hughes	Chic
2	Spires	Dale
3	Spires	Anna
4	Pavalock	James
5	Pavalock	Ann
6	Franklin	George
7	Carter	Joanne
8	Francisco	Wayne
9	Horak	Willie
10	Koen	Ronald
11	Koen	Marisa
12	Lafferty	Ellen
13	Lafferty	Paul
14	Ruiz	Mike
15	Ruiz	Theresa