

TEPOA  
Executive Board Closed Meeting of September 29, 2018  
Denny's on FM 1960 @ 290

Minutes of Closed Executive Board Meeting

Meeting of TEPOA Executive Board was held at Denny's on FM 1960 at U.S. 290, and was called to order by the Chairman, at 12:09 p.m. on Saturday, September 29, 2018, for the purpose of discussing HOA business. Present were Rasoul Saneifard, Axel Kirchgessner, Ralph Ruiz, Janice Shreckengaust, Dean Nichols, and Jeff Hellig. Debbie Shifflet was not able to attend. Also present was Jane Plumlee, (chief of staff).

The upcoming Board election was discussed and Chairman Rasoul encouraged all current board members whose terms expire in December (Ralph, Debbie, Dean, and Jeff) to run again for the sake of continuity and to stabilize Board operations during this election cycle. The election process will be handled by Action Management Company to avoid any charges of voter fraud.

Lee Waldheim of Action Property Management (APM) will be asked to attend the TEPOA Quarterly Meeting of October 8, 2018, to provide updates on Collections, Deed Restrictions violations, and the bankruptcy of a property. Axel plans to contact Bartley & Spears, our prior attorneys, for an update on the 209 letters sent by TEPOA (prior to hiring of APM). Also, Jeff asked about APM's promised help to revise our DR's to have more teeth; and Chair asked Ralph to contact Lee in this regard.

Dean requested to build a baseball backstop on the Park Forest side of the park at his own expense. The question was raised of possible increased cost of liability insurance. Jeff questioned the need for a backstop and for the playground due to very few children currently in the neighborhood, plus it would draw people from Ravensway; Janice and Rasoul agreed. It was decided to research it with our current insurance provider. Also, Dean requested we purchase 6 locks to secure the new trashcans after installation, and also have APM acquire bids on 10 yards of river sand for the volleyball court, and bids for 10 yards of crushed concrete for the parking lot. Dean will use his tractor to spread it.

Janice requested permission to eBlast neighbors regarding any useful information that needs to be circulated (i.e., online scams, early voting locations, etc.). Board agreed, and gave her the discretion to do so without Board's involvement.

Chairman called for motion to buy a new laptop for TEPOA at a suggested cost of \$400-\$500 as our computer is not working and it's costly to repair/upgrade it. Janice made the motion, Ralph seconded, after a discussion motion passed unanimously. The Board's action will be presented to the membership at the upcoming October meeting. Also, the question about proper amount of dues for a home built on 2 lots with only one HCAD account number was discussed. Further, the Chair requested that all Board members carefully review all monthly financial reports from APM.

Board decided to ask APM to notify property owners to move all types of RV's, motor homes, and travel trailers (being used for temporary housing due to Harvey flood) *behind the front property setback line* as is defined in our Deed Restrictions, *on or before January 1, 2019*. Violators will be given 30 days to comply, or must submit to Board/APM proof of necessity to occupy RV, motor home, or travel trailer due to home being repaired. Also, storm-damaged fences should be either removed or replaced. Furthermore, the DR's will be enforced to move all other types of trailers, boats and Ski-Do's, golf carts, from the front yard to back beside or behind the houses. This will also be announced at the upcoming October meeting.

Ralph mentioned a request by Cy-Fair Properties to allow their Timberlake Estates listing, containing 2 partial tracts of land situated across Cy-N. Houston from Tall Forest, to be excluded from our DR's. The main objection was it would open us up to other requests, and the Board does not have the authority to change the DR's. Meeting adjourned at 1:10 p.m. by Chairman.