

TIMBLAKE PROPERTY OWNERS ASSOCIATION

Closed Executive Board Meeting

VFW # 8905

March 5, 2019

The TEPOA Board met on March 5, 2019 at Carl's BBQ on Hwy 290. Rasoul called the meeting to order at 7:10 p.m.. Board members present were: Rasoul Saneifard, Axel Kirchgessner, Janice Shreckengaust, Trudy Dziadik, Dean Nichols, and Jeff Hellig. Patrick Traynor was out of town because of his job. Jane Plumlee, Administrative Assistant, was also present. Rasoul asked a motion be made to approve the agenda. Janice made the motion and it was seconded by Axel and motion carried. Patrick joined the meeting on speaker phone, so he participated in the remainder of the meeting.

Rasoul reminded us that the communication among the board members was confidential and should not be shared with others, including Action Property Management (APM), unless it was a matter of which we, as a board, needed to advise them.

Rasoul, Axel and Janice had made necessary changes with the FCCU Bank account. The bank closed the account and opened a new one because of a fraudulent check of \$178.76 that had been written on the account. It has been disputed and is being investigated.

The Board agreed to continue functioning with Rasoul as Chair, Axel as Vice Chair, Dean as Lake Manager, Janice as Treasurer, Trudy as Secretary, Jeff as Communications, and Patrick as Security. Janice made a motion to accept the changes in Board positions; Axel seconded the motion and motion passed.

APM has been doing a good job of working out three payment plans and collecting on eighteen currently delinquent accounts as shown in APM's current Financial Report. Patrick suggested liens be put on those homes. Six violations of deed restriction notices have been referred to the Board's attorney and APM has mailed thirty –seven. One is in bank foreclosure and the bank should be responsible. APM does a drive through of our subdivision each month regarding violations. Jeff requested to receive a list from APM and may include it in the Timbergram. Also, emails received through the TEPOA website will be set-up to go to Axel and Rasoul at this time.

Jane found records about the TEPOA Charter and emailed the Texas Secretary of State to determine if it needs updating. She also found TEPOA's non-profit Tax ID Number.

Rasoul will give keys and info to Janice so she can pick up mail at the P.O. Box and to the storage shed, as she needs to have access to both.

Janice discussed the need for a new computer – Axel said he would be on the lookout for one.

Dean has replaced the trash cans at the lake. He has been looking into and comparing prices of crushed concrete, rock, and caliche for the parking area at the lake. This was discussed and the consent was that

caliche would probably be best. He is considering 8 yards to spread 4-6" deep. He has access to a tractor and can smooth it out himself. Patrick offered to help and suggested a couple of places to call about the caliche.

There was no old business.

Jeff said in addition to the Timbergram, he would also update the directory and place the quarterly meeting signs out.

Rasoul discussed the 209 letters going out to homeowners and that we, as a board, have no authority to tell someone they can violate deed restrictions. One homeowner claims this happened and was documented quite a few years ago, which (he thinks) justifies his violations. We haven't found such a document, but perhaps they can provide a copy, which we can look over. Even so, there should be a time limit on such allowance if it happened. New violations are now in existence along with previous ones.

We have been having quite a few HIR request. Rasoul asked that we reply as quickly as possible so we can have a quick turn around with these.

Patrick inquired about funds in TEPOA's bank account that is separate from the funds provided to APM for their Operating Budget. He suggested investing those funds in an interest-bearing account that would be readily accessible to TEPOA.

Dean made a motion the meeting adjourn at 9 p.m. It was seconded by Trudy and motion passed.