

Timberlake Estates Property Owners Association
Executive Board Meeting
January 19, 2020

The TEPOA Executive Board met on January 19, 2020 at Denny's , 26050 US-290W, Cypress, TX, at 2:00 p.m. Those in attendance were Doug Keith, Jeff Hellig, Cindy Lester, Patrick Traynor and Trudy Dziadik.

Doug asked if any of us knew exactly who was working on the updating and rewording of the deed restrictions. We thought APM was supposed to be doing it however it could be a lawyer. We need to find out and check the legal status and see how much progress has been made. He had made a call to Axel, but was told that he didn't know anything about them. Through the accounting records we should be able to figure out who is being paid to work on them.

There are quite a few things that need to happen as soon as possible. All of the records from Rasoul, Axel, Janice and Dean should be turned over to us. No one has responded to Jeff's email to them asking for the turn over. If we do not receive anything from them in a week we need to take action and send a certified letter demanding all to be turned over. Then if no response, we will contact the lawyer. Doug will type up a letter saying who replaces who with access to the bank, post office and storage unit; and also with APM and the lawyer, Spears. He wants to be sure APM and Spears are aware that all the board members are equals.

We need to appoint someone to serve the remainder of this year to replace Dean as Lake Manager. We need to check the Rules and Regulations for the lake to find the right person. We need to make sure all the bases are covered before appointing the new board member.

We need to get an up-date on all the lawsuits. We need to be sure the lawsuit is the reasonable thing to do; see what the probable final cost will be; see where the attorney stands on them. [REDACTED] Is there no time limit? Maybe we need to set a time limit as to when action can be taken against something. Things like this will need approval by the neighborhood. If something wasn't built exactly as to specification on the HIR, ask why? There may be a logical reason. We need an estimate on legal fees and avoid being out too much money? Can we recover some legal fees? If not handled correctly we could be out even more.

Doug said APM told him they (Lee) and Rasoul made a verbal agreement in December for the year 2020. No one on the board was aware of this. Lee said they had done nothing for TEPOA after the October meeting except for sending the ballots out; that they had not added October – December in billing. We need to know exactly what this "verbal agreement" was and make a decision as to what we need and want. We may compare his proposal with 2-3 other management companies. We may compare cost of an accountant to work with collections, taxes, etc. to his cost. We may decide to let them just let us know where infractions occur and call and check on the problem ourselves and make a decision if a 209 should be sent out. We may need a committee to help. With time we may look into what fees homeowners have been charged, some maybe unfairly and perhaps have the extra fees removed.

Doug made a proposal that in the future we look at the possibility of a pavilion with a bathroom be put at the lake.

Jeff suggested we have a PR campaign. This could be an opportunity to let people know what we do for them and get feedback as to their needs and expectations.

Jeff has built a new website. TEPOACypress.com. It will offer a lot more than the other website and is cheaper.

Jeff is also working on a new site where we will send and receive emails via our position on the board and when our term is over it will be easy for them to be put all in an archive and continue on for the change of office. Our emails will no longer be in with personal emails and it should make things much better. There should be no personal emails. We don't want anything hidden.

Meeting was adjourned at 4:45 p.m.