

# Timberlake Estates Property Owners Association

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

## Quarterly Meeting, Monday July 29, 2013 VFW Hall HWY 290, Cypress, Texas

<b>Agenda Item</b>	<b>Discussion Leader</b>
Call to order	Anthony Vindett
Confirm quorum • Please conduct yourself in an orderly fashion or you will be asked to leave the meeting	Anthony Vindett
Announce purpose of meeting	Anthony Vindett
Reading and approval of minutes not heretofore read April 8, 2013	Kelly Baker
Committee Reports – Audit Committee	Board & committee representatives
Unfinished business  Secretary • Kelly Baker Legal • William Deets Treasurer • Debbie Shifflet Security • Axel Kirchengessner Communications • George Franklin Lake • Bennie Walters Chairman • Anthony Vindett	Anthony Vindett
New business, motions and resolutions	Anthony Vindett
Special programs –	Anthony Vindett
Close – motion to adjourn	Anthony Vindett

### 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.

### Meeting Summary

#### **Call to Order**

Anthony Vindett called the meeting to order at 7:05 pm.

#### **Confirm Quorum**

A quorum was confirmed with ten property owners present. Board members in attendance were Debbie Shifflet, Axel Kirchengessner George Franklin, Bill Deets, Anthony Vindett, and Bennie Walters.

#### **Purpose of Meeting**

Anthony stated this was a quarterly meeting.

#### **Reading of Minutes**

Anthony Vindett read the April, 2013, quarterly meeting minutes. Anthony asked for a motion for approval. A member asked for the section of complaint for members to be corrected. A vote from the floor passed the minutes as corrected. Brett Basford asked that the original to be corrected then he could change it on the website.

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## Committee Reports

### By Laws and Deed Restriction Committee

No report

### Yard of the Month

Trudy Dziadik stated that they put sign for July's winner, which was Stephanie Fischer on 12746 Timberlake Drive.

### Management Company Committee

Monica Woodman stated she had reports on Management Companies and she would present on August 5 executive board meeting. Monica questioned Article 9 Section 3 of amendment of bylaws and was concerned that it was stated in that amendment that the board would set rules for deed restrictions. Anthony addressed it by reviewing the history of previous votes Anthony stated the neighborhood law firm confirmed that TEOPA could hire a management company if majority of board members approved.

### Secretary

Kelly Baker not present. No report given.

### Legal

No report given.

### Treasurer

Debbie Shifflet reported that the checking account balance was \$26,088.84 and that Savings was \$69,474 based on the June statement for a total of \$95,562.84 dollars. She stated that the budget spent so far is \$16,005.74. Then she passed out copies of budget.

### Security

Axel Kirchgessner reported that Willie Horak had a smoke bomb on his door Friday night and someone was tearing up green space in the neighborhood with vehicles along with mailboxes. It was reported by a resident (name not stated) that her husband had been down to the creek and saw nice yard ornaments that seemed to have been taken from someone's yard.

### Communications

George asked if anyone had a problem with him having their email address. He stated that he has been refused access to the email master list. He also stated that if you send him an email he will only share it with board members. He referenced that eblasts must have four approvals from board members to be sent out or for anything to be added to website. George stated that the Timbergram was voted down as he presented it to the board. He stated he is trying to do his job.

### Lake

Bennie Walters stated that the lake water is low. We have pumped 3 million 270 gallons of water in already and there is no way to keep it full. Texas Farm and Wildlife was contacted for recommendations and they said may have to drain the lake and reseal it. That would kill all the catfish.

### Chairman

Anthony Vindett reported that it takes quite a few steps to amend the bylaws. He read a report about the last time the lake was stocked which was in 2009-2010. He stated that he talked to Ravensway about charging them to use the lake. Homer Stevens from Ravensway said he was not going to mention it to his residents. That is was not public knowledge that they have the right to use it. Anthony referenced deed to the lake as the reason they are included in those with access to the lake.

### New Business

Axel presented a PowerPoint presentation highlighting some of the reasons Timberlake Estates would benefit. (Anyone wanting a copy contact the board) Questions followed the presentation. Pat Franklin

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asked Axel if he is willing to cut the grass at the lake to save outsourcing. His response was that we are bickering about a lawn service and that is a skill set we pay for but we are not willing to pay for other skill sets that we need. Dale Spires mentioned that HAR has home values in Timberlake greater than surrounding neighborhoods and those other neighborhoods have long established HOAs. It is not the management company that makes a difference it is the board, he stated. He also stated that the board needs to make decisions about whether they will foreclose on properties or not. Sally Chambers wanted a guarantee that the board would read the management company research with an open mind. Suggie Harmon asked "What is a management company going to do to get the neighborhood's 40,000 dollars in delinquent payments. She stated that a lawsuit will cost money and then the resident would have even less money to pay their dues. Axel commented that when a lawyer starts putting out paperwork on the issue people will start paying dues. A resident asked why the board was not pursuing the delinquent dues and another resident stated that this was very costly to do. Lynn Leivsay asked how we will know that our dues won't go up. Axel stated the contract will dictate the price and that it would be budgeted and with an HOA our current legal cost should go down and it will all even out. Virginia Jones asked that when someone sells a home don't we get the past due payments. She also wanted to know if lawyer fees were included or above and beyond initial cost of HOA. Axel responded that the management company would do same services we have to ask our lawyer to do for less. She also asked what the end line is for people who will fight tooth and nail just to have to not pay. Axel stated that when we win the law suit then we require the resident to cover our court costs. Axel asked for volunteers for a Benevolence Committee. Rebecca Stark stated the management companies in the state of Texas don't have to be licensed or bonded. If getting a management company was the end all then that would be okay, but we don't even have civil responses from board members. She stated that she loves Timberlake Estates and she doesn't know why we can't work together as decent kind individuals. Lynn Leivsay asked would Management Company deal with businesses in the neighborhood and Axel answered yes. Monica Woodman commented that the comment in the Timbergram about rude comments at meetings needs to be more accurate. Pat Woodman agrees with some of Axel's points in the PowerPoint. Deed restrictions need to be known by all board members. The whole neighborhood would have to pull together to get work done. He stated that it could be done, but not by seven people. It has been an ongoing problem in the neighborhood. People need to step up to form committees. Rebecca Stark would like to start a list of members who would like to volunteer for the neighborhood and what their skill set includes. Monica Woodman seconded it. Anthony called for a vote and motion carried. Tammy Hopkins was concerned with strict deed restrictions. Axel stated the community states what gets issued not the management company.

## Closing

A motion for meeting to be adjourned was made (name not given). It was seconded (name not given) Meeting adjourned. Time not reflected in audio recording of the meeting.

## Meeting Attendees

Count	First Name	Last Name
1	Brett	Basford
2	Joyce	Basford
3	Marsha	Burns
4	Sallie	Chambers
5	Marjorie	Dickey
6	Michael	Dziadik
7	Pat	Franklin
8	Mildred	Goedeck
9	Leo	Goedecke
10	Suggie	Harmon
11	Tami	Hopkins
12	Billy B	Ishee
13	Virginia	Jones

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Count	First Name	Last Name
14	Maria	Koen
15	Lynn	Lievsay
16	Ann	Pavlock
17	Jane	Plumlee
18	Debbie	Shifflet
19	Pattie	Spencer
20	Stuart	Spencer
21	Dale	Spires
22	Rebecca	Stark
23	John	Stathakos
24	Monica	Woodman
25	Pat	Woodman