

TIMBERLAKE ESTATES PROPERTY OWNERS ASSOCIATION
Minutes of Quarterly Meeting
April 2, 2018

The meeting was held at the VFW #8905 on 290 between Huffmeister and Telge, and was called to order by Chairman Rasoul Saneifard, at 7:06pm. Board members Rasoul Saneifard, Axel Kirchgessner, Debbie Shifflet, Dean Nichols, Janice Shreckengaust, Jeff Hellig, and Ralph Ruiz were present.

Chairman Rasoul began the meeting.

-Minutes of our last meeting were posted on TEPOA website. Homeowners have 30 days to Submit corrections and additions and after 30 days, the minutes would be approved.

- Last meeting (in January 2018) we discussed the hiring of a management company. We have now acquired a company and will be signing a contract with them, effective May 2018.

. Chairman Rasoul congratulated several board members for their diligent work in their respective positions.

- Ralph, for finding a management company that was affordable and met our needs

- Dean, for greatly improving the condition of the lake.

- Axel, for working with our website.

Chairman Rasoul mentioned that seven deed restriction violations(209 Letters) had been sent out so far.

Some homeowners that were in violation asked for, and were granted, time before the board to address some of the issues. However, none of them showed up at the time allotted to them.

The board was asked to save our records by backing them up into 'the cloud'. Axel is in the process of accomplishing this task.

Trudy was asked to chair "Yard of the Month". Ms Maria Cohen and Ms Lynn Lindsey will also assist in the committee.

Volunteers were also asked for the Benevolence Committee. Ms Sally Chambers will chair the committee. Ms Trudy Dziadik and Ms Shuggie Harmon will assist her on the committee.

Chairman Rasoul requested update on Feasibility Study(to possibly re-platt lots facing Cypress-North Houston to commercial) that was discussed at the yearly meeting. That committee, as of yet has not worked on that project, due to scheduling conflicts on the committee.

- Jared Tierney asked the question: Why do it, and why expose the neighborhood to higher traffic? The properties in question are facing Cypress N. Houston, at the front of our subdivision.

- Discussion ensued as to the commercialization of these properties, and their effect on their immediate neighbors behind them, and consequently, how that would effect the neighbor as a whole.

Debbie Shifflet-Treasurer's Report.

Debbie mentioned that she had problems carrying over some of the items that were included in the budget. The Budget Report did not carry over some of the corrections she had made in keeping with what was identified in the last Quarterly Meeting. The amount in our Savings Account is currently \$98,003.08. The amount in our Checking Account is currently, \$24,662.01. Debbie mentioned that we are in the process of obtaining a scanner that will scan all our current and previous homeowners information on to the computer that will then be assigned under the corresponding address of the property. She informed us that Paul and Helen Lafferty generously donated their time to complete our yearly audit. Chairman Rasoul interjected that we are being very careful, and want to be good stewards of the association's money. Debbie then read the Lafferty's audit report out loud. Motion was made to accept the audit review, by Shuggie, and motion carried.

Axel Kirchgessner—Vice Chairman.

Our website, TEPOA.Org, is up and running. He has uploaded all our deed restrictions and quarterly minutes to the website. Chairman interjected that we should also include the dates of future quarterly meetings: July 9th, 2018; October 8th, 2018; and the annual meeting, January 19th, 2019. Ms Sally Chambers moved to accept, and Ms Janice Shreckengaust Seconded. Motion Carried.

Board Member Jeff Hellig, asked the question: is there a timeline on re-writing of the Deed Restrictions? Board Member Ralph Ruiz, stated that as of this time, there is none.

Dean Nichols-Lake Manager.

: Reported on Lake improvements and progress.

- Tree removal quote by a local company, dropped from \$11,000 to \$3,000, largely due to the considerable work done by Dean and his friend Jared.

- The trees were piled, and were burned. No trees are currently under water.

- The over—flow is working fine, and and 225,000 gallons were pumped into the lake, bringing the level of the lake to a good working level.

- Dean proposes that a walking trail be considered.

- Dean stated that the parking lot needs improvements, with some crushed concrete. Board Member Debbie asked if the rock needed could be acquired from the county. Dean said he would look into it.

- Trash receptacles are going to be replaced with smaller, more manageable containers.

- Discussion regarding the mowing of the lake property was discussed by several homeowners.

Chairman interjected that Republic dumpster at the lake is to be removed by July 28th, and trash pickup service replaced by Texas Pride at much lower rate of \$40/mo!

- Board Member Janice brought up a problem that she faced with the exit of Republic Waste in our neighborhood. Texas Pride took over their routes, and were charging the same price as Republic Waste, however, other homeowners were getting those same

services at considerably less cost. Discussion ensued about the possibility of approaching Texas Pride to obtain a better price for all homeowners in Timberlake. The board will investigate this possibility.

Janice—Communications.

. There was no Timbergram this time around because no information had been sent to her with regards to emails, or addresses.

- Debbie, Ann Pavalock, and Janice, are going to address the problem.

Jeft Hellig-Security.

- Things within our neighborhood are changing. Crime, burglaries, assaults, credit card fraud, etc, are becoming more and more frequent in our neighborhood. We need to address the issue of security within our neighborhood. Jeff proposed hiring a police officer that would patrol once or twice a day, so that we could have a random police presence.

- Jared talked about volunteer neighborhood watch groups within our community.

- Someone inquired about the times that the crimes are being committed, but that information was not available. Jeff suggested we think about his proposal and discuss it at the July meeting.

- Someone brought up the idea of having more Street lights in our neighborhood.

- Discussion also was made about having speed humps, although we have been told that this might be a problem for fire trucks.

- Speeding has also been observed on Timberlake Drive.

New Business.

- Homeowners inquired about new fencing that is against deed restrictions, and about the abandoned homes in our neighborhood. Chairman Rasoul said that those things are being handled and cannot be discussed in a public setting at this time.

A motion to adjourn was made by Trudy and Mac. Motion Carried.
Meeting adjourned at 8:20 pm.