

# **TIMBERLAKE ESTATES PROPERTY OWNERS ASSOCIATION**

## **Quarterly Meeting**

July 2, 2018

### **Minutes**

The TEPOA Quarterly Meeting was held on July 2, 2018, at VFW #8905 located on U.S. 290. The meeting was called to order at 7:00 p.m. by Chairman Rasoul Saneifard. Board members present in addition to the Chair were Debbie Shifflet, Dean Nichols, Jeff Hellig, and Janice Shreckengaust. Axel Kirchgessner and Ralph Ruiz were unable to attend. Jane Plumlee, Administrative Assistant, was also present to take notes at the request of Secretary Ralph Ruiz. A quorum of property owners was also present.

The Minutes of the April 2018, Quarterly Meeting had been posted to the TEPOA website and copies handed out to attendees. Therefore, to save time reading them verbatim, the Chair asked for a motion to approve within 30 days, if no objections, corrections, or amendments are received by Board. Motion was made by Mildred Ognoskie, seconded by Ann Pavalock, motion passed.

#### **Chairman's Announcements:**

- 1) Republic's dumpster was removed from parking lot and service changed to Texas Pride for a monthly fee of about \$40 vs. Republic's ever-increasing charges of about \$150 per month.
- 2) Upcoming Board election for four expiring terms (Ralph, Dean, Jeff, and Debbie).
- 3) Copy of subdivision plat was delivered to Action Management Company (APM).

#### **Open Forum:**

- 1) Results of speed humps inquiry to Harris County? Commissioner Radack's office stated none are allowed on county roads due to concerns of damaging emergency vehicles.
- 2) Discussion about Texas Pride charging varying fees for same service to homeowners. There was a consensus that a standard rate should be charged to all, and suggestions made as to how to approach the company in this regard.
- 3) Answers to questions regarding Action Management Company: They were hired for one year to provide partial assistance to Board in managing our finances/collections and 209 violation letters for a fee of \$300 per month. Also a letter would be mailed to all property owners with detailed information on how to pay dues online if desired.
- 4) Lee Waldheim of APM replied to a question: 209's would be mailed out soon.
- 5) Julia Gaitz asked about updating our Directory. Sallie went door to door in the past to get correct information from property owners.

# **TIMBERLAKE ESTATES PROPERTY OWNERS ASSOCIATION**

## **Reports:**

**Treasurer:** Debbie stated APM was provided an Operating Budget of \$10,000 to manage TEPOA's bills, and they would provide us with a monthly bank/financial statements.

**Secretary:** Ralph absent - no report.

**Legal:** Axel - 209's being handled; website's calendar is now working.

**Lake:** Dean - Tree piles need to be burned; trash cans to be replaced with smaller covered ones; need Board's approval to fill ruts in parking lot using own tractor; wants to aerate lake in phases with some type of water fountain to stop growth of weeds (\$8-9,000 budgeted).

**Communications:** Janice – No Timbergram to date; sent out eBlasts regarding five deceased property owners.

**Security:** Jeff – No crime in our area to report.

**Benevolence Committee:** Chair Sallie Chambers recommended TEPOA send \$100 to each family who loses a loved one rather than flowers. Chair asked for motion to increase amount. Julia Gaitz made motion, seconded by Mildred Ognoskie, and motion passed with no additional discussion.

**Yard of Month Committee:** Chair Trudy Dziadik – Not present; however Debbie had reimbursed Trudy for several gift cards for Yard of Month winners. Mildred suggested a notice be put in Timbergram and on website to general interest to and encourage people to clean up their yards.

## **Old/New Business: None**

**Adjournment:** A motion was made by Julia Gaitz to adjourn the meeting, seconded by Dean Nichols, and motion passed. Meeting was adjourned at 8:13 p.m.