

Timberlake Estates Property Owners Association
Quarterly Meeting Minutes
April 2, 2019

The meeting was held at the VFW # 8905 located on 290 between Huffmeister and Telge Rd. The quarterly meeting of the Board of Timberlake Estates Property Owners Association was held on April 2, 2019 at 7:00 p.m.

In Attendance:

Board members in attendance were Rasoul Saneifard, Trudy Dziadik, Dean Nichols, Jeff Helig, Patrick Traynor, Janice Shreckengaust and Axel Kirchgessner is on the phone. Management in attendance was Lee F. Waldheim.

Call to Order:

Having a quorum present, the meeting was called to order at 7:07 p.m.

Introduction of Board members:

Trudy Dziadik who is the secretary introduced herself and stated that she lives on Craigwood and has lived in the subdivision for about 10 years. Janice Shreckengaust who is the treasurer introduced herself and stated that she has lived in the subdivision since her parents built the house in 1968 and she inherited it in 2009. Dean Nichols who is the lake manager stated that he was born and raised here, lives across the street from the lake and he has been on the board for 3 years. Patrick Traynor introduced himself and stated that he in charge of security, he moved into the neighborhood in 2014 and his house is on Timberlake; the one with the well that he built. Jeff Helig introduced himself and stated that he moved into the neighborhood in 2012, is in charge of communications and has been on the board between 3 and 5 years. Rasoul Saneifard, who is the President, introduced himself and stated that he has been in the neighborhood since 1996, moved out for a time and came back in 2015 and he lives on Oakfield. Rasoul stated that he would like to acknowledge Debbie Shifflet who served on the board as treasurer for almost 4 years and did an outstanding job. Rasoul introduced Axel who is on the phone and stated that he is the Vice President.

Rasoul also stated that at a previous Board meeting, the board members present at that time were Ralph, Debbie, Janice, Dean, Axel, and Rasoul who are also present tonight, and voted to appoint Jane Plumlee to serve as administrative assistant to the board and she will continue in that capacity. Rasoul stated that Jeff said there was no vote taken for her to help on the board, as Jeff was not present at that Executive Board meeting. Rasoul stated that she has no vote, and will only help in an administrative status. Debbie shared that Jane was voted in to assist the Board and has been of tremendous help. Rasoul stated that the Board acted properly and he had an audio of that meeting but has not been able to locate it or the minutes for that meeting. Jeff stated that he never said any negative comments about Jane and only wanted it to be documented that she was voted in to help the board on an administrative level.

Consideration of January 3, 2019 annual meeting minutes.

The reading of the minutes was waived and Rasoul requested a motion to approve the minutes, contingent upon modifications received within 30 days. Julia Gaitz made a motion to approve

the minutes and Debbie Shifflet seconded the motion with the right to add modifications. All approved and the motion passed. The minutes will be posted on the website.

Timberlake Estates Directory:

Rasoul stated that he feels that it is not a good idea to include personal information; such as cell phone number, email address and street address, in a directory for security reasons.

Reports from the Board:

Janice Shreckengaust stated that we had to close our original checking account at First Community Credit Union because of a fraudulent check. It was not one of our checks but it had our account number and the bank routing number. A new account was created and the funds were transferred into the new account. The fraudulent check was \$178 and FCCU has denied our claim to recover those funds but we are appealing the decision.

Dean Nichols stated that there are 3 piles to be burned at the lake and he could use some help if anyone has any free time to stand by while they are burning. Dean stated that we are going to be fixing the parking lot; putting some fill dirt in and crushed concrete. We just need to get it delivered and he will do the tractor work along with Mr. Traynor and anyone else who would like to help. On May 4th there is a campout on the island and flyers were put on doors by Teresa Ruiz. Someone on NextDoor inquired about an Easter Egg Hunt and Dean stated that he and his wife along with some neighbors are working on putting that event together. Dean inquired about funds for this event however, since Debbie said it is not in the current budget, it was suggested by Veira Bean that everyone who participates could bring their own eggs and snacks. A date for the event has not yet been decided. Dean stated that back in 1989 and 1990 he and others rebuilt a back stop that was on Pine Springs near the corner where the volleyball court is now. We rebuilt it so we could play baseball and we enjoyed playing with friends and other that live in Ravensway. Dean requested a vote to put a back stop at the northwest corner of the property (on Lake Forest @ Park Forest). Rasoul stated that it was a good idea but we should discuss it first. Rasoul stated that other people have also asked about putting in a basketball court and a soccer field and he is concerned about supporting all that. Dean stated that we have enough property to put a soccer field out there and it brings kids to the park. Someone asked if it would increase our insurance. Dean stated that we have a volleyball court on the premises right now and he verified with the insurance company that having a back stop on the field would be covered. Dean stated that if the project is approved, he will level the ground which would help prevent injuries and allow use for soccer games as well. Dean stated that the back stop would be donated and the only cost would be for dirt to level the area. Dean stated that he has talked to all the neighbors living adjacent to this area and they all think it is a great idea. Rasoul stated that he is still concerned that if we do this then people will also demand a basketball court but the property owners did not agree that this would be a problem. A motion to approve the back stop was made by Julia Gaitz and seconded by Sallie Chambers. The motion was approved with the exception of Rasoul who opposed it.

Patrick Traynor stated that he ran crime reports for this year and our neighborhood had no crimes but there were crimes reporting in surrounding areas. Patrick stated that he did have a bike

stolen from the back of his property which would indicate that there are people driving through the area looking for items to steal. Also, while he was out of town, someone put something under their door and his wife called the police. They said that that was done to see if anyone was home. The police recommended keeping outside lights on and to leave a car parked in the driveway to indicate that someone was home. Debbie commented that she saw 4 young people wearing hoodies and backpacks in broad daylight, walking through a neighbor's property and she confronted them and they ran away. The police were called but it took them 4-1/2 hours to get there. Axel commented that he checked the cameras but did not see anything.

Jeff Helig commented that, since the minutes which included the vote to appoint Jane Plumlee as administrative assistant for the board could not be found that the board could vote on it again so that it will be documented. Rasoul asked for a motion to appoint Jane Plumlee as administrative assistant to the board. Tommy Brook made the motion and Debbie Shifflet seconded it. The motion passed with no opposition.

Jeff asked for a show of hands as to who wants the directory and then who does not want it and about half present did want the directory. Jeff stated that he would send out another email asking for information and this time I will add one line stating *I do not want to be included in the directory*. Jeff stated that by next quarter he will have a mailable Timbergram that can be mailed to those without email.

Texas Pride Trash Concerns:

Rasoul emailed the owner of Texas Pride regarding discrepancy of cost and poor service. They replied that the cost is reflective of what they had received from Republic but the issue could be revisited. They stated that the crews should be collecting regular house-hold garbage, two heavy items, up to 10 bags of yard waste and 8 bundles of branches. After this email, it was reported that the crews were doing a good job.

Revision of Deed Restrictions:

Rasoul stated that we turned over information to the attorneys regarding revisions to the deed restrictions and by-laws. In the January meeting it was discussed that the deed restrictions contain some contradictions. The attorneys will look into it and get back to us. Rasoul stated that, since we hired APM last year, our neighborhood is showing changes for the better. After receiving deed restriction letters from APM, homeowners are responding by making the corrections. One challenge we have is that we have a collection policy but it doesn't have teeth and we have asked our attorneys to look at this. Rasoul stated that 75% of homeowners have paid their assessment, and the 25% who have not paid are repeat offenders. Updating the collection policy will help this situation. A homeowner commented that the deed restrictions should be more specific about not storing boats and campers or RVs on the property. A homeowner commented that after receiving a letter from APM about items left in front of the house, she called and was told by APM that she could not leave items such as power wheels in front of the house. She felt that APM was rude to her when she called and since her children are not able to play in the back yard this is an issue for her. APM took her name and will address the issue. Rasoul stated that it will take a vote of 67% of homeowners to approve the revised by-laws but we will deal with that when the time comes. There were many comments regarding an abandoned house with an overgrown yard and a falling down shed. The house was foreclosed on and is currently owned by a bank. Norma Anderson, a homeowner who is a realtor, commented

that this house is sold and set to close on April 10th. There was a round of applause for the good news!

Financial Report:

Lee read and explained the financials. Deposits totaling \$3,224.10 were deposited into the Alliance Operating Account this month. Out of that \$400.00 was for 2018 assessment income; \$2,415.03 was for 2019 assessment income; \$304.07 was for late fees & assessment interest and \$105.00 was for collection fee income.

Cash on hand at the end of the month was \$124,206.88. Out of that \$28,788.51 is in the Mutual of Omaha Operating Account and \$6,848.83 is in the new FCCU Operating Account. \$88,492.41 is in the FCCU savings account.

Interest earned for Mutual of Omaha operating account was \$1.26 and interest earned on FCCU Money Market account is \$65.17.

Miscellaneous Expenditures:

Bartley Spears - Legal Expenses for **\$1,252.49**; Nagesh & Carter - 2018 Tax Preparation for **\$150.00** and Janice Shreckengaust - Checks & Supplies for **\$65.20**.

Collections:

APM has collected 75% of the 2019 assessment. There are 57 delinquent accounts on their annual assessment (s). There is 1 payment plan established, to date.

Legal:

There are zero accounts at the attorney's office for collections. There are 6 accounts at the attorney's for deed restrictions.

Architectural Control Requests:

There were 4 architectural control requests approved this month. APM commented that it can take 30 days for architectural control requests and Rasoul stated that the turn-around time has actually been around 7 days. All architectural control requests should be sent to APM rather than the PO Box. APM commented that to modify or expand your driveway you must get approval from the county, not the HOA board. The county permit is about \$150 or \$175.

Homeowner Discussion:

A homeowner asked about county plans for drainage improvements. APM stated that you can call the county and they will come out and clean the ditches but they do not clean out the culvert pipes. Stewart Spencer commented that the drainage ditch on Cypress N Houston that parallels Timberlake Drive down to the creek, there has been a project out there since 2012 approved by the commissioner that is K163, a storm water conveyance project. They have done their environmental studies and are in the process of getting ready to work on that. He stated that he talked to a county engineer and when they know what the Harris county flood control district is going to do for that K163 drainage ditch project, then they will probably start working on Timberlake. Rasoul stated that on the other side of Cypress N Houston they came and dug out our ditches and put in new culverts.

Yard of the Month:

Trudy Dziadik reported that the Yard of the Month award for April went to Robert and Kelly Baker on Manorwood.

Being that there was no further business; the meeting was adjourned at 8:35 PM.

X _____
Secretary for TEPOA