

**FORMAL NOTICE OF THE 2020 ANNUAL MEETING OF TIMBERLAKE ESTATES
PROPERTY OWNERS ASSOCIATION**

DATE: Thursday, January 15, 2020

TIME: 7:00 p.m.

PLACE: VFW Post 8905

21902 NW Freeway

Cypress, Texas 77429

This is a notice to all property owners of the Timberlake Estates Homeowners Association that the Annual Meeting of the Board of Directors is scheduled to review and discuss the following items and conduct business:

AGENDA

Open Session – 7:00 p.m.

- I. Call to Order
- II. Flood Control Issues: Harris County Engineering Department
- II. Approval of the January 03, 2019 Annual Meeting Minutes
- III. Home Owners' Forum
- IV. Deed Restrictions and Enforcement
- V. Reports
 - a) Committee Reports: Yard of Month (Trudy); Benevolence (Sallie)
 - b) Secretary, Treasurer, Security, Lake, Communications, and Legal
- VI. Other Business
- VII. TEPOA Election of the Board Members
 - A. Election Results
 - B. Introduction of Newly Elected Members
- VIII. Adjournment

Closed Executive Board Session – 8:30 p.m. (tentative)

Timberlake Estates Property Owners Association
Quarterly Meeting Minutes
January 15, 2020

The TEPOA quarterly meeting was held at the VFW #8905 on January 15, 2020. The meeting was called to order at 7:02 by the Chair, Rasoul Saneifard. The other board members in attendance were Janice Shreckengast, Jeff Hellig, Patrick Traynor and Trudy Dziadik. Axel Kirchgessner arrived shortly after the meeting started. Lee Waldheim with APM attended.

Rasoul said it had been suggested we have a security officer attend after the disruption at the last meeting, thus the attendance of Officer Dusty Bryant.

Rasoul asked for 2 volunteers to assist Lee, to count the ballots for new board members. They were Kathy Book and Suggie Harmon. Later after the count Lee gave the results to Trudy, Secretary, to be announced at the end of the meeting. He then left.

Rasoul introduced Brandon Cook to talk and answer questions about the flood control and drainage improvements being made for Timberlake Estates. He said we could to www.hcfc.org/e-06 to review the 2 ½ million dollar bond and an analysis of the drainage and sub-drainage for K-163 gully and how it is to affect our subdivision. He basically said there is not enough conveyance for all the water of a heavy rain to be released to flow efficiently. We need to capture and hold some, while it is draining. They plan to build storm sewers at the bottom of ditches; cover with dirt and have with a smaller ditch above. These will primarily be along Timberlake. The work on K163 gully will begin May, 2020. There were many questions from our residents and he did try to give answers to all. He said they would stay in contact with us and wanted to work with us, not against us. He agreed a lot of the flooding came from Cypress Creek, but that a lot of the flooding came from within the subdivision. Doug Keith suggested they should do a lot to Cypress Creek before tearing up our neighborhood. They may have to put culverts down some streets to empty into the K-163 gully. They are working with 100+ subdivisions. Some of them also empty into Cypress Creek, so they have to have "hold" areas to allow it time to empty some. The 90* dog-leg of the creek was mentioned as a need to be addressed for better flow. He did mention there is money available for some home-owners that could be used to raise their homes to help prevent flooding.

Rasoul said enforcements of the deed restrictions lie with the board and management company. We don't want to remove deed restrictions. Some people seem to want to; 67% of home owners must sign to make any changes to the deed restrictions.

Rasoul brought up the subject of the small piece of property across Cypress N. Houston that was separated from the original lot on Tall Forrest. The owners would like to sell it. Rasoul suggested they hire a lawyer and see what they could legally do, since it was their property.

The Owner (did not catch the name) spoke and said it serves absolutely no use to them after the separation, considering a 4 lane plus turn lane separates it from the other part of their lot and ask that we consider releasing it as a part of Timberlake Estates. Sally Chambers made a motion that the small parcel of land across Cypress N. Houston be allowed to be released as part of our subdivision since it is technically no longer a part of Timberlake Estates. It was seconded by Shelly Walker and after discussion the motion carried.

Trudy announced the Yard of the Month for January was the Bazan Family at 12114 Timberlake.

Sally Chambers said there had been 2 deaths since the last meeting; Frank Kelly and Julia Gaitz. She had sent a \$100 check to each family. Money condolence for Julia is asked to be made to Reach Unlimited.

Janice gave a Treasures report; cash on hand is \$97,877.61. Two accounts have been turned over to the attorney for Collection.

Patrick gave the Security report. He stated he had 3 things he wanted to bring up. One being the letter that had been sent out about Jeff; he was not in agreement with the contents and did not support it. (Rasoul stated that it was voted on by a majority of the board and that 3 of the board members did not attend the meeting.) Another thing he felt the neighbors should know that we have spent more money than what has been brought in. (Rasoul interrupted but he continued) He said we have spent \$29,652.60 on 5 law suits that are currently ongoing, that 64% of 2019 money has gone out for legal fees. His last thing he felt was of importance was a party around Halloween on Craigwood. The owner has it listed oh Airbnb. There were at least 35 cars parked up and down the streets, fights broke out in yards, and a couple people were passed out in their cars till 8:00 in the morning. He notified APM and asked a letter be sent to the home owner two different times, and Trudy had also contacted them about a letter, but there was absolutely no response from them or the TEPOA chair.

Axel said he was concerned about issues with deed restrictions, that if we are not aggressive then they are no good.

Some residents complained of the many 209 letters for minor non-compliance of deed restrictions, primarily grass too high. Janice told everyone that the board members had talked with Lee about 'easing up' on giving out minor 209's. Wesley Walker said he could put together a group of young people, from within our neighborhood, that could help the elderly, or those incapable of doing their own yardwork. Trudy made a motion to establish a committee of 3-4 to work on this. Wesley will chair the committee and Roberto Marin and Doug Keith also volunteered to be on the committee. One gentleman stated his crab grass grows overnight practically. Brian Cob said he and his neighbors are tired of all the letters. Rasoul stated if they called him or another board member we could intercede with APM. He had made a picture of

someone's yard and sent the picture to Lee and they dropped it. Mr. Walker once lived where they had a committee (Architectural Control Committee) that looked over all the letters and stated offense and made a final judgement as to the need for the letter to be sent. One time the number of letters went down from 40 to 4. At one time this subdivision had such committee. Julie Ruiz said maybe we could use face book or call a board member if we knew of someone needing help.

Susan Herman apologized for her loss of control during the last meeting but said she just did not think it was right for Lee to talk to the people of our neighborhood the way he did.

Pat and Jeff were given praise for the work they have done. George Franklin said he would like to have Jeff reinstated as Communications chair. He felt he had done an excellent job. Rasoul objected.

Trudy read the results of the election of board members. The three receiving the most votes were Doug Keith, Cindy Lester, and Sally Walters.

Ruben Ruiz made a motion to adjourn the meeting. George Franklin seconded it. The meeting was adjourned at 9:15 p.m.

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TIMBERLAKE ESTATES SIGN IN SHEET
 QUARTERLY BOARD MEETING  Wednesday, January 15, 2020

Homeowner Name: Address: Phone Number: Email Address:

Michael Dziadik	12606 Craigwood	281-469-7053	mfdziadik@att.net
Tredy Dziadik	"	281-795-1817	"
Billy B. Ishce	12619 Manorwood		
Daniel K. Given	12715 Pine Springs Ln	73-301-5396	dkgiven@gmail.com
Diana Smith	12718 Fairbridge	281-469-4346	-
JAMES PAVAZOCH	12719 OVALFIELD	713-826-1131	Pavazochsre@yahoo.com
Ritty Lou Pietrek	Jail Forest	949-249-5552	Bpietrek@evctx.com
Kathy McYuire	12623 Oakfield Dr	832-418-1309	rkmcguire22@hotmail.com
Shannon Russo	12507 Tall Foss	724 2019576	Shannon.Russo@outlook
Yuwade Jorge Medrano	12714 Manorwood Ln	281-894-8191	yuwademede@gmail.com
Susan Marvin Herman	12602 Pebble Creek Ln	281-799-5000	shred@hermanaboglobal
Russ Long	12722 Craigwood	832 965-7316	JohnRussLong@gmail.com
Stuart & Patti Spencer	12606 Pebble Creek	832 281-807-3141	spencerak@comcast.net
Debbie Skiffet	12706 Sandy Brook Ln	281-380-1051	The Same
Sherry Patterson	12502 Sandy Brook	281-793-9828	sherrywisstmp@comcast.net

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QUARTERLY BOARD MEETING  **Wednesday, January 15, 2020**

Homeowner Name: Address: Phone Number: Email Address:

Ellen & Paul Kersey	12710 Lakecrest Dr	281 4691344	
Gloria Melton	12730 Creekside		
Suggie Harmon	12607 Talk Forest		
Mary Milley	12214 Timberlake	281-969-7325	melille3767@yahoo.com
Georgette Franklin	12602 Timberlake		
Margie Dunne	12610 TIMBERLAKE		
Virginia Jones	12615 Oakfield		
Ann Hopkins	12619 Oakfield Dr.		
Sallie Chambers	12606 Cypress N. Houston	281-658-4093	Sjchambers40@yahoo.com
Arthur Post	12711 Fairbide Ln		
James & Pam Thompson	12714 Pebble Creek Ln		JPT11017@yahoo.com
Charlotte Adams	12719 Pine Spring Ln	281-685-8789	
Karen Overton	12711 CRANEWOOD	281-745-6520	
RASON SANDGARD	12702 OAKSIDE		
Doug Keith	12719 FAIRSIDE		

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 QUARTERLY BOARD MEETING  Wednesday, January 15, 2020

Homeowner Name: Address: Phone Number: Email Address:

Shelley Walker <i>twes</i>	12406 Timberlake	832-526-6138	Shel1w822@sbcglobal.net
STRECHY/BRANDILLO	12622 Manorwood		
Craig & Dabney Sattler	12704 Park Forest Dr. <i>Dabney-</i>	979-777-0997	dab.hegen@gmail.com
Willie & Selie Honeb	12702 LAKECRST DR		
Jeffrey Wood	12586 Timberlake	281-221-5124	KATKVEDD@AOL.COM
Eleanor & Doug Obrick	12719 Craigwood	713-409-5957	elobrick@steglobal.net
Robin Rettie	12911 Lake Forest Dr.	713-560-7923	Ron@LHlearningresource.com
K.D. MacFay	1823 CRYSTAL CT	713-292-6107	MATHEKNIFEHARPER@GMAIL.COM
Jeff Kelly	4882 Timberlake Dr	832-477-8110	SEYKO@DISCOWTAK.COM
PATRICK TRAYNOR	12714 Timberlake Dr.	346-218-6005	putraynor@hotmail.com
Janet Collis	12715 Manorwood	281-785-8626	JC Texas us - yahoo.com

