

Timberlake Estates Property Owners Association  
Quarterly Meeting Minutes  
July 14, 2020

The Timberlake Estates Property Owners Association Quarterly Meeting was held July 14, 2020 on ZOOM. The board members in attendance were Doug Keith, Jeff Hellig, Patrick Traynor, Sally Waters and Trudy Dziadik. Fifteen residents of the neighborhood were in attendance. Jeff gave everyone instructions for using zoom. The meeting was called to order at 7:14 when a quorum was met. George Franklin made a motion to skip reading of the last meeting. It was seconded by Amanda Wade.

Doug said he had called Harris County Flood Control for an up-date. He spoke with Marcos Ibascas, not the person we usually communicate with. They are currently laying out the plan for a curb and gutter system along Timberlake and it will begin soon. They will keep us posted. They did not mention any intent with our lake at this time. Some had received flyers in mail that showed the current work being done and projections.

Patrick gave a security report. He said although there have been several burglaries in this area recently, there have been none in our subdivision. He did check on the cost to have police security for the year and it would be \$95,000, or another plan was \$50 per hour plus a monthly fee costing a total of \$4,500 per month. We cannot afford this. He suggested we all watch out for ourselves and neighbors, and to call police when needed. We can go to [Familywatchdog.com](http://Familywatchdog.com) to check on crime in our area.

Doug had received a notice of a house on Drumwood that has very high grass in the yard and would like for us to address it. Doug said we will reach out to the owner and request they take immediate action. The house at Park Forest and Timberlake that has been vacant with no doors and windows was bought a few days ago. We will give them a little time and Doug or Cindy will send a letter or make a phone call to encourage cleanup. The house on Oakfield is getting in shape, but not up to par yet. We will check to see if they need help with anything.

Sally gave the treasure's report. She said 3 properties have recently sold. Seven properties are in the process of being sold or refinanced. We have settled with 5 lawsuits that had been a \$27,648.20 expense for us. It has cost over \$11,000 to settle, but it will be over. We did this at the advice of our lawyers to avoid losing even more money. Our monthly expenses are averaging \$1,375 for our standard bills. This does not include the \$700 we just spent on having trees cut down and removed at the lake. Sally said Norma is checking on the legal contracts for Texas Pride and Yellow Stone Mowing to see exactly what we are paying them for and to be sure it is not overlapping and if so we could eliminate something. We are now paying \$975 for each cutting of grass at the lake. We have found no contracts, but are looking into it. We

currently have \$12,400 in the expense account. This should cover the rest of the year. Money market account has \$79,321. Savings account has \$91,737.90. APM did not have a continued running check and balance system. There is still a gap in time that Sally is trying to recover from them. Sally has erased some assessments they had imposed on residents that were not legal according to our bylaws.

Trudy announced Yard of the Month for July was Glenn & Debbie Miglicco on Drumwood. June was Kevin & Tia Smith on Tall Forest and May was Richard & Colleen Baum on Lake Crest.

Doug said we really need to bring it to a vote as to whether the residents want us to look into hiring another management company or not. This is not for us to decide. He made a motion and it was seconded by Jeff that we get it out for a vote by the community.

Jeff and Doug both talked about the help the Yard Assistance Committee had been to several residents. For one, a spouse was ill and they needed help. They cut grass and cleaned up the yard. Two more were helped after they were notified of their need. We need to spread the word of this aid we are offering. Jeff suggested one way to stay informed is to join the Timberlake meeting group on Facebook.

Jeff said it would not be long and it would be time to vote on board members for TEPOA again. He suggested we look into having a 3<sup>rd</sup> party handle it for us. There are companies that do this for subdivisions at a reasonable cost. It would eliminate any mistrust or doubt community wide about the handling of the voting. They supposedly do everything from ballots, receiving votes, counting, etc. They have reputations for getting more community participation. Jeff is going to look into the cost from several companies before we consider voting on it.

Clearly our by-laws and deed restrictions need to be updated. This was voted on several years ago, but we feel the need again since nothing was ever done. Do we want a complete look-over or just suggestions of additions or certain amendments? Doug made a motion we present this to the residents for a vote and it was seconded by Sally.

Quite a few years ago, in 2007 it was voted to build a pavilion. This was never done. Doug made the motion we get a vote on this. Sally seconded the motion. We will need to come up with possible designs, structure, styles, etc. along with where to put it probably first.

Norma, a real estate agent, and our Lake Manager, suggested we raise the transfer fee on sales of homes from the current \$150 to \$200/250 fee. This is more the norm for our area. Rafael made a motion and it was seconded by Jeff.

Doug made a motion to adjourn at 9:05; it was seconded by Trudy. The meeting was adjourned.