

TEPOA Meeting Minutes July 19th, 2022

The meeting was held at the VFW# 8905 located at 21902 Northwest Fwy. Cypress, TX 77429 at 7:00 PM on Tuesday, July 19th 2022.

In Attendance

Board members in attendance were Doug Keith, Sherry Patterson, Norma Andersson, Nate Cameron and newly appointed Vice Chair, Wayne Griffen.

Call to Order

Having a quorum present, the meeting was called to order at 7:07 PM

Introduction of New Board Member

Wayne Griffen was unanimously appointed as the new Vice Chair on Sunday, July 17th, 2022 by the Board. Wayne Griffen replaces Todd Rosenschein who had to resign due to a conflict of interest with his employer, HCFCD. Wayne has been a resident of Timberlake Estates since 1975 and looks forward to assisting the Board.

Meeting Discussion

Doug opened the meeting with the topic at large regarding the on-going lake project and the Harris County Flood Control District (HCFCD). Doug explained the issues regarding the appraisals for the lake and how they were being used to negotiate the project. The first appraisal done by HCFCD was \$259,000. It was too low so TEPOA ordered an independent appraisal that came in at \$900,000. The HCFCD ordered a third appraisal that came back at \$459,000. TEPOA would be responsible for capital gains taxes for any of the amounts significantly reducing the amount available to do projects that were originally being included in the proposal and paid for by HCFCD. They explained the low appraisal value was due to the fact the land could not be developed for anything other than common space for the community and therefore was not as valuable as land that could be developed.

Doug expressed his concerns regarding the current proposal by HCFCD. They have changed their proposal multiple times since first presented to TEPOA and this concerned him. He explained that the Board would be doing a vote by hand that evening and send a vote by mail to all residents to decide the route they prefer. Two items being voted on are as follows:

1. Move forward with the \$450,000 value and begin negotiating the project items with HCFCD and our attorneys, Bartley and Spears or
2. Fight HCFCD to leave the lake alone and risk them moving forward using eminent domain. Eminent domain would cause loss of ownership

We are essentially back to square one as the original proposal ideas have all been cancelled by HCFCD. They will not be covering the cost of anything now and instead, TEPOA will be

responsible for gazebo & fishing pier, walking trail, parking lot and anything else previously discussed EXCEPT for sapling replacement. Also, the island will now be destroyed and “rebuilt.” No work will be done this year by HCFCD as there is labor and materials shortage. Also, it was reiterated that no mathematical calculation was done by HCFCD to address the flooding needed to “store water in the lake.”

Doug notified residents he has been in contact with Precinct 3 to begin cleaning out culverts for the entire neighborhood in advance of the coming hurricane season in an effort to mitigate flooding and keep water moving during heavy rains. Residents agreed this was a very good thing and that it would be helpful to determine how the recent HCFCD drainage project on Cypress Creek is working.

Residents had a question and answer session to voice their concerns and get clarification of the new proposal from HCFCD. Doug clarified nothing will be done without community support. We do not have a budget for the legal expenses that would be required. Generally, 10% retainer is required based on the property value. Once easement is granted, the HCFCD insurance covers their portion.

A vote of hands was done at the end of the discussion by those residents who attended. The tally was as follows:

29 in favor of moving forward with the current presented proposal and begin negotiations.

32 not in favor and keep negotiating

Reports from the Board

Treasurer stated we had \$111,090.74 in the account. We have \$21,165 still outstanding in dues and we have collected \$32,145 in dues. Letters have been sent to past due homeowners and collections will be done soon for those who have not paid.

Security stated there has not been any reported crimes in Timberlake Estates but there was an incident with a home that was being used as an adult living home. This will continue to get addressed as we prepare to revise the Deed Restrictions. We will be testing different cameras at the park over the next few months to determine which ones may work best suit our needs. The gates have been getting closed at night and this is helping tremendously with trespassing by non-residents. If you have a concern, call the Precinct 3 constables. HCFCD is prosecuting trespassers using Cypress Creek on 4-wheelers.

Other concerns expressed by residents were a business operating out of a home with lots of cars and a boat, a possible dog kennel and the large metal building that did not get approved by Timberlake Estates Architecture Review Board.

Secretary reported that we are working to get the TEPOA fee documents set up in the state system for HOA's to be in state compliance.

Lake Director was out sick but sent a note that we are being mindful of the drought and not filling the lake until absolutely necessary. We will be cleaning up the volleyball court to prepare for the fall and getting additional picnic tables since the lake project is on hold for now. A neighbor requested we consider getting the roots of trees by the playground trimmed as they were a trip hazard.

George Franklin adjourned the meeting at 8:26 and another neighbor seconded the motion.