

**Timbergate Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**January 30, 2006**

**FILE COPY**

**Meeting called to order** at 7:15 PM at the residence of Robert Dunlap, 15922 Timber Run Drive, Houston, TX. 77082. Directors Present: Michael Dale, Robert Dunlap, Kenneth Chibuogwu and Tony Hurtado – Quorum present. Also Present Leta Whisenhunt – LJ Services Property Management, Inez Hawkins – Resident.

**Minutes:** Minutes of the November 22, 2005, Board of Directors meeting presented in the management report for the Boards review.

Motion: To accept and approve the minutes as presented in the management report.

Motion by Michael Dale, seconded by Robert Dunlap. Motion passed unanimously.

**Financial** – Bank Reconciliation, Cash Flow Report, Budget Variance Report, Twelve Month Budget vs. Actuals Report, Check Register Report, Deposit Register Report and Aged Receivables Report for month ending 12-31-05 included in management report for Boards review. Invoices presented for authorization of payment through the online bill pay. Checks presented for signature.

Motion: To accept the financial reports as presented in the management report.

Motion by Michael Dale, seconded by Robert Dunlap. Motion passed unanimously.

**Legal Collection Status Report** – January 2006 report included in management report for the Boards review.

**Old Business:**

**Broken Mirror in Alley – Pending**

Robert Dunlap spoke with homeowner. Homeowner stated that his contractor denies that he broke the mirror. After discussion by the BOD, it is agreed that too much time has lapsed since the incident and that the HOA will not pursue the matter any further. LJS to obtain cost to purchase a replacement mirror. Matter tabled.

**Power Washing Deed Violations – Resolved**

LJS reported to the BOD that all pending residences in need of power washing have been resolved by the individual owners.

**2006 Operating Budget – Resolved**

BOD reviewed the proposed operating budget, noted corrections were made to line items.

Motion: To approve and accept the proposed operating budget with the noted corrections.

Motion by Michael Dale, seconded by Robert Dunlap. Motion passed unanimously.

**Parking Issue – Pending**

BOD reviewed complaint received from homeowner Inez Hawkins regarding the parking issue at the bend of Timber Corner Drive. BOD discussed the possibility of installing designated parking spaces in this particular area. There are no other areas within the community that are affected such as this curve, due to the location of the residences to the street. Robert Dunlap to obtain the cost of having parking lines painted. LJS to contact legal counsel to obtain cost of having a parking resolution drafted.

Ms. Hawkins attended the BOD meeting to discuss the matter. The BOD explained to Ms. Hawkins their research on this matter to this point. The cost of having the Associations legal counsel draw up a community designated parking resolution as well as having designated parking spaces painted will be in excess of \$500.00. Ms. Hawkins requested that BOD consider immediate towing as the penalty to violators if a designated parking resolution is drafted. Ms. Hawkins stated that she will not communicate with her neighbor, Mrs. Martinez regarding this matter. There has only been arguments to this point every time she has attempted to discuss the