

Timbergate Homeowners Association, Inc.
Board of Directors Meeting
May 22, 2006

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Meeting called to order at 7:16 PM at the residence of Robert Dunlap, 15922 Timber Run Drive, Houston, TX. 77082. Directors Present: Robert Dunlap, Kenneth Chibuogwu, Michael Dale and Tony Hurtado – Quorum present. Also Present Leta Whisenhunt – LJ Services Property Management.

Minutes: Minutes of the February 28, 2006, and April 24, 2006, 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 Robert Dunlap, seconded by Michael Dale. 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 04-30-06 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 Robert Dunlap, seconded by Michael Dale. Motion passed unanimously.

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

Old Business:

Parking Issue – Resolved

After discussion and review of the property line between the residence of 16035 Timber Chase Drive and 4026 Timber Corner, the BOD agrees that Robert Dunlap and Tony Hurtado will paint red lines on the curb at each property line outlining designated parking areas for each residence. The entire curb of the esplanade in front of these two residences will also be painted red, and this area will become a no parking zone, to stop double parking within this area so that thru traffic will not be blocked. The BOD agrees that this is the best solution that can be provided to Ms. Hawkins, resident of 4026 Timber Corner, in response to her complaints of the parking within this particular area of the community, as well as resolve the issue of thru traffic for the school buses as well as emergency vehicles. The BOD agrees that this matter is now resolved to the best of their ability.

Playground – Pending

Robert Dunlap still seeking prices and preparing proposal. LJS advises the BOD on the importance of obtaining commercial grade equipment as well as professional installation due to insurance coverage. Insurance carrier could deny coverage otherwise. BOD to have a utility locate performed at the end of Tamarack Circle. LJS to search for plat map of Tamarack Circle in Association files. Matter tabled for further information.

Landscape Services – Pending

LJS to provide a copy of the current landscape contract in the next management report. LJS to contact John of Yards-A-Beauty and request his attendance at the next Board meeting to discuss his services to date.

Seasonal Flowers – Resolved

BOD approved the bid from Yards-A-Beauty for the installation of seasonal flowers. Michael Dale to forward the breakdown detail of the bid to LJS.

Locks for Sprinkler and Entry Gate Boxes – Resolved

Robert Dunlap to purchase and install the locks for the sprinkler and entry gate boxes.

Irrigation System Installation at the Timber Corner Esplanade – Resolved