

Timbergate Homeowners Association, Inc.
Board of Directors Meeting
July 31, 2006

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Meeting called to order at 7:20 PM at the residence of Robert Dunlap, 15922 Timber Run Drive, Houston, TX. 77082. Directors Present: Robert Dunlap, Kenneth Chibuogwu, and Tony Hurtado – Quorum present. Also Present Leta Whisenhunt – LJ Services Property Management.

Minutes: Minutes of the May 22, 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 Tony Hurtado. 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 months ending 05-31-06 and 06-30-06 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 Tony Hurtado. Motion passed unanimously.

Motion: Effective September 1, 2006, LJ Services is to pay all invoices electronically via the online bill pay if possible. Invoices to be presented at meetings for approval. If management company questions approval of invoice, seek email approval prior to paying via online.

Motion by Robert Dunlap, motion seconded by Tony Hurtado. Motion passed unanimously.

Legal Collection Status Report – June 2006 report included in management report for the Boards review. Board reviewed all delinquent account balances as well as status on the attorney's report. Discussion and approval as to current status in the legal collection process.

Old Business:

Parking Issue – Resolved

Robert and Tony to still paint curbs and property lines for Inez Hawkins. All items to be painted August 5, 2006.

Playground – Resolved

BOD agrees to remove this item from the agenda at this time due to potential cost. BOD will review this proposed community improvement at a later date.

Landscape Services – Pending

LJS to contact Words Landscaping to discuss contract differences. Matter tabled.

Locks for Sprinkler and Entry Gate Boxes – Resolved

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

Security Monitoring at Entry / Exit Gates – Pending

Robert Dunlap to continue to investigate cost of security installation. Matter tabled.

Texas Flag Repair / Replacement – Resolved

LJS to purchase new American and Texas flags for community.

Lighting of Flags and Timbergate Monument – Pending

M&M Landscape has not submitted quote for electrical installation and up-lighting of the flags. Robert Dunlap to seek other quotes. Matter tabled for further information.

New Business:

Yard of the Month – Resolved

15822 Timber Run Drive to be yard of the month for August 2006.