

Timbergate Homeowners Association, Inc.
Board of Directors Meeting
November 29, 2006

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Meeting called to order at 7:07 PM at the residence of Tony Hurtado, 15930 Timber Run Drive, Houston, TX. 77082. Directors Present: Michael Dale, Kenneth Chibuogwu, and Tony Hurtado – Quorum present. Also Present Leta Whisenhunt – LJ Services Property Management and John of Yards-A-Beauty.

Minutes: Minutes of the July 31, 2006, August 13, 2006 and September 25, 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 Michael Dale, 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 09-30-06 and 10-31-06 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 Michael Dale, seconded by Tony Hurtado. Motion passed unanimously.

Legal Collection Status Report – September and October 2006 reports 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:

Landscape Services – Pending

John with Yards-A-Beauty in attendance to discuss the break down in communication between the management company and the landscape company. LJS informed John that it is imperative to speak directly with the management company, not the Board of Directors. It is agreed that all future communications are to be forwarded to the BOD by email.

John stated that he has spread the Rye grass seed, but the property is in need of additional fertilizer at a cost of \$120.00. He is to email this estimate to LJS for Board review and approval.

John is also recommending an annual flower change out at the entrance and to change the mulch to a red color for better contrast. He is to email this estimate to LJS for Board review and approval.

John to email bid for renewal contract for 2007 services to LJS.

Security Monitoring at Entry / Exit Gates – Pending

Kenneth Chibuogwu will take this project and investigate option for the BOD. – matter tabled for further information.

Lighting of Flags and Timbergate Monument – Pending

LJS to seek quotes for this project. Matter tabled for further information.

Force Mow Resolution – Resolved

There is already a force mow resolution in place for the community.

Clayton Park POA Board Meeting Schedule - Resolved

LJS to email schedule to BOD.

Annual Meeting – Pending

Annual meeting to be held in February. Date to still be set by the BOD. Matter tabled.

New Business: