

**Timbergate Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**February 7, 2007**

**Meeting called to order** at 7:30 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, John with Yards-A-Beauty.

**Minutes:** Minutes of the November 29, 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 Kenneth Chibuogwu. 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 11-30-06 and 12-31-06 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** – November and December 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 – Resolved**

2007 renewal quote from Yards-A-Beauty was approved at \$1,070.00 per month. Renewal contract signed by all parties present.

**Security Monitoring at Entry / Exit Gates – Pending**

Kenneth Chibuogwu was out of town, no update as of yet. Michael Dale did some checking with AT&T and reported that the HOA would need to find a way to encase the cameras from weather. Michael Dale question how possible theft or vandalism of the cameras could be prevented. BOD to still investigate this matter.

**Lighting of Flags and Timbergate Monument – Pending**

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

**Clayton Park POA Board Meeting Schedule - Resolved**

LJS to email schedule to BOD.

**Annual Meeting – Pending**

Annual meeting to be held on 3/19, 3/21 or 3/22. LJS to verify availability with school district.

**Community Message Board – Pending**

LJS to obtain bids for the construction and installation of a 1 sided, lighted message board to be located near the flags. Matter tabled for further information.

**Board Nominees – Resolved**

Kenneth Chibuogwu will not be running for another term. Robert Dunlap informed LJS that he will seek a term to the BOD. No other nominees noted at this time.

**Insurance Increase if Community obtains a Play Structure – Resolved**

LJS verified with the insurance carrier that the increase in premium is nominal, due to the low value of the proposed structure. Advises that the HOA display specific rules and a play at your own risk signage.

**Covered Bus Stop – Pending**

LJS verified with insurance carrier that the insurance risk is much greater for this improvement to the community due to the proposed location on a major thorough fare. BOD discussed possible alternate location. BOD to still conduct survey on cost of construction.

**2007 Operating Budget – Resolved**

2007 proposed operating budget presented by LJS is approved.

**Replacement of Community Fence along Vineyard Drive – Pending**

Three bids have been received and reviewed. BOD agrees to accept the bid from FLS Services & More in the amount of \$8,180.53. Contract and down payment signed by BOD.

**Savings Account Interest Rates – Pending**

Kenneth Chibuogwu to investigate possible better interest rates for the communities savings account. Matter tabled for further information.

**New Business:**

**Yard of the Month – Resolved**

None for the month of February 2007.

**Electrical Power & Lighting along Vineyard Fence Line – Pending**

LJS to have electrician to include bid for installation of electricity and security lighting along Vineyard fence line.

**Community Power Washer – Pending**

BOD discussed the need to remove graffiti along the fence line as well as clean areas within the community. Tony Hurtado to investigate the cost of rental of a power washer as well as the purchasing of a power washer for the community. Matter tabled for further information.

**Management Contract Renewal – Resolved**

BOD signed the renewal contract with LJ Services Property Management for a term of 1 year at \$300.00 per month for community management services.

**Audit and Tax Preparation – Pending**

LJS to obtain cost of CPA services to prepare the tax return and audit the Association's financials.

**Website:**

No update provided.

**Deed Restrictions:**

**Adjournment:** With no further business to be discussed, meeting was adjourned at 8:55 PM; next meeting date set for March 5, 2007.

**Timbergate Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**EXECUTIVE SESSION**

The regular Board meeting was closed to an executive session to discuss matters of a legal nature.