

Timbergate Homeowners Association, Inc.
Board of Directors Meeting
June 1, 2007

Meeting called to order at 7:50 PM at the residence of Robert Dunlap, 15922 Timber Run Drive, Houston, TX. 77082. Directors Present: Michael Dale, Kenneth Chibuogwu, and Robert Dunlap – Quorum present. Also Present Leta Whisenhunt – LJ Services Property Management.

Minutes: Minutes of the April 27, 2007, 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 month ending April 2007 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 Kenneth Chibuogwu. Motion passed unanimously.

Legal Collection Status Report – April 2007 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:

Security Monitoring at Entry / Exit Gates – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Lighting of Flags and Timbergate Monument – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Annual Meeting – Resolved

Annual meeting is scheduled for June 22nd at the community lot next to the exit gate. Robert to obtain a small sign to place on lot prior to meeting. LJS to contact Yards-A-Beauty and have them treat the lot prior to the meeting for fire ants and mosquitoes. BOD discussed several of the agenda items for the annual meeting. LJS to prepare agenda in advance and email to BOD for review.

Community Message Board – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Covered Bus Stop – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Savings Account Interest Rates – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Electrical Power & Lighting along Vineyard Fence Line – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Community Power Washer – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Community Playground – Pending

This proposed capital improvement is tabled until completion of the Reserve Study.

Audit and Tax Preparation – Pending

CPA to complete audit and tax return by 15th of the month.

Entry Gate Programming – Pending

LJS has contacted Meyer-Smith to assist in programming of the entry /exit gates. If no response by end of the week, LJS to contact Iron Access at 713-864-1229.

New Business:

Yard of the Month – Resolved

For the month of June, 4018 Tamarack Place.

Non-Sufficient Fee Charge – Resolved

BOD agrees to raise the NSF charged to homeowners to \$39.00.

2006 Year End Surplus – Resolved

Robert Dunlap to transfer the 2006 year end surplus to the Savings account. Robert to also have the \$3.00 monthly service fee on the operating account stopped.

Regional Water Charge – Pending

BOD questioned whether or not the Regional Water Charge on the monthly water bill could be reduced for non-profit organizations. LJS to contact Harris County MUD #120.

Reserve Study – Resolved

BOD approves bid from Reserve Advisors for the amount of \$2,600.00 to have the reserve study conducted for the community to assist the BOD in future planning of capital expenditures.

Pet Policy – Pending

BOD addressed the subject of creating a pet policy / resolution for loose pets, consistently barking pets, pets not on a leash, pets defecating on others properties, etc. BOD to address this matter at the annual meeting and seek membership input.

Pet Station for Common Area – Pending

LJS to provide a price for installation of a pet station to be installed at the common areas for owners to use to clean up waste from pets.

Website:

No update provided.

Deed Restrictions:

No specific violations to be discussed. LJS to monitor for homes in need of mildew and rust removal from siding.

Adjournment: With no further business to be discussed, meeting was adjourned at 8:35 PM; next meeting date set for June 22, 2007.