

Timbergate Homeowners Association, Inc.
Board of Directors Meeting
August 9, 2007

Meeting called to order at 7:55 PM at the residence of Robert Dunlap, 15922 Timber Run Drive, Houston, TX. 77082. Directors Present: Michael Dale, Kenneth Chibuogwu, Tony Hurtado and Robert Dunlap – Quorum present. Also Present Leta Whisenhunt – LJ Services Property Management.

Minutes: Minutes of the June 1, 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 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 May, June and July 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 Tony Hurtado. Motion passed unanimously.

Legal Collection Status Report – May, June and July 2007 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:

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.

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.

Annual Meeting – Pending

Annual meeting is re-scheduled for September 8, 2007, pending availability of the school facility. June 22nd was rained out.

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. LJS to also seek cost of changing out box over the controls to a waterproof box and to see if it can be waterproof and keyed.

2006 Year End Surplus – Pending

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. Still to be done.

Regional Water Charge – Resolved

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.

LJS spoke with water district, and no this fee cannot be reduced. All entities, commercial or residential pay the same rate. This charge is to prepare the fund to pay for the incoming surface water by 2010.

Reserve Study – Pending

Reserve Study in process of completion.

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

Cost range for a pet station at the common area is \$329.00 - \$429.00 plus shipping and handling and installation. BOD agreed to table this matter for annual meeting for membership input.

New Business:**Yard of the Month – Resolved**

For the month of August, 15938 Timber Run Drive. BOD to place sign.

Non-Sufficient Fee Charge – Resolved

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

Website:

No update provided.

Deed Restrictions:

16019 Timber Chase Drive – Trim trees and shrubs.

Adjournment: With no further business to be discussed, meeting was adjourned at 8:40 PM; next meeting date is not set at this time.