

**Timbergate Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**November 5, 2007**

**Meeting called to order** at 7:22 PM at the residence of Michael Dale, 15919 Timber Chase 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, John of Yards-A-Beauty.

**Minutes:** Minutes of the October 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 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 September 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** – September 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:**

**Savings Account Interest Rates – Pending**

Robert Dunlap to investigate \$15,000 CD rates at 12 months.

**Annual Meeting – Resolved**

No quorum was met at the October meeting. Annual meeting is re-scheduled for November 12, 2007, pending availability of the school facility.

**Entry Gate Programming – Resolved**

All repairs have been completed. Gate is operating correctly.

**2006 Year End Surplus – Resolved**

Robert Dunlap has transferred a portion of the 2006 surplus to the savings account. A portion had to remain in the operating account to pay year end bills.

**Pet Policy – Pending**

Attorney is reviewing and finalizing policy / resolution for loose pets.

**Reprogramming of Entry Gate Codes – Pending**

Robert to obtain price on card system from Meyer-Smith. Effective 02-01-2008, all current gate codes will be terminated. LJS to send 60-day notice to residents that they will need to obtain remotes. LJS to update all homeowner information and phone numbers to be used in the system.

**Garbage Service – Pending**

LJS to obtain bids for alternate garbage services bids to community.

**Landscaping Services – Pending**

LJS to obtain landscape service bids to community.

**Attorney Services – Pending**

LJS to set up attorney interview for January.

**New Business:**

**Yard of the Month – Resolved**

For the month of November, 16034 Timber Run Drive. BOD to place sign.

**Revise Lawn Maintenance Resolution – Resolved**

BOD unanimously agrees to revise the Lawn Maintenance Policy to increase the fees that will be charged to homeowners in the event of a force mow or force yard maintenance. Mow / Edge = \$100.00, Shrub Trimming = \$50.00, Tree Trimming = \$50.00, Weed removal = \$50.00.

**2007 Lawn Service – Resolved**

John of Yards-A-Beauty came before the BOD to discuss the landscape service to date from Yards-A-Beauty to the Timbergate community. He was seeking feedback from the BOD as to their satisfaction of his companies service. The BOD all agreed that the service provided is excellent. John pays great attention to detail. The only complaint was the matter of the administration end (i.e. monthly billing, force mow invoices and pictures). These problems were discussed and John assured the BOD that this would not happen again in the future. John also presented his written renewal price to the BOD for 2008. The BOD thanked John for his attendance and explained that all the bids received for 2008 would be reviewed at next months meeting and they would be in contact with him.

**Website:**

No update provided.

**Deed Restrictions:**

**Adjournment:** With no further business to be discussed, meeting was adjourned at 8:35 PM; next meeting date is not set at this time.