

TEOA Board Minutes
September 6, 2017

The meeting was called to order at 7p.m. by Barbara Remick.

Officers in attendance were: Barbara Remick, Andrea Christiansen, Brian Walton, Larry Wade, and Becky Gallman

Reporting for the ARC: Tom Remick

The Wolfe's have applied to combine a lot they recently purchased with their primary lot. The board voted to approve combining lots 32 and 33. This will now be known as Phase III, Lot 33 at 333 Lake Estate Drive.

An email has been sent inviting all committee leaders to report at our annual meeting on October 4, 2017. Timberlake Country Club has also been notified to prepare area in dining room for this meeting which all residents are encouraged to attend.

1st Vice President, Andrea Christiansen

- Utility line on Little Key Court is still on top of the ground. In spite of calls made by the homeowner, Andrea, and neighbors, Spectrum has not resolved this situation. Continued effort will be made. The U-verse utility line on Bridgecreek has been buried.
- The board agreed that Green Earth needs to do more trimming and sprucing up of the common areas—especially near the sign at the entrance to the Estates. The area along Lake Estate as you enter our neighborhood does not look good. Andrea will check with Green Earth for a price on improving that area.

Secretary, Becky Gallman

As stated in the newsletter, the deadline to run for the office of Secretary or Treasurer of the Board is September 11, 2017. Contact Becky Gallman or Barbara Remick if you are interested in serving.

Treasurer, Brian Walton

There were no unusual expenses for August. Please see attached reports.

2nd Vice President, Larry Wade

From July 6th – September 6th there were 36 violations that had to be addressed. This includes two sanction letters that had to be sent for repeat offenses.

It has become clear that there are some neighbors (small number actually) who do not respect the neighborhood rules and show disrespect for the volunteers who have assumed the responsibility of enforcing the rules. The large majority of residents are happy and have chosen to live in this neighborhood because there is an expectation that property will be cared for. For those who choose to believe that rules are ridiculous or don't apply to them, please refer to the covenants that you agreed to abide by when you signed your deed.

Finally, residents who do not accept a certified letter from TEOA should be aware that failure to accept the letter does not nullify the contents of the letter. An Email with copy attached is also sent with every certified letter.

ARC, Tom Remick

The ARC was alerted that contractors were working at two sites on Labor Day – one of the six holidays (Christmas, Thanksgiving, New Year's Day, Memorial Day, July 4th, and Labor Day) when work is not permitted in the Estates. Both Contractors were contacted and sent the crews home. See attached ARC Report for all open projects. The ARC has also contacted a builder about conditions on the lot, as well as contractor behavior.

TEOA Annual Meeting will be October 4 at 7:00 at Timberlake Country Club.