

**February 7, 2017**  
**Timberwood Park Owners Association**  
**HOA Board Meeting Notes**

These notes are not intended to be minutes of the meeting but rather the notes from one attendee at the meeting.

The meeting was opened with the board making the elections to positions for 2017 per by-law guidelines. The following members were voted by the board to the positions stated:

Greg Matula – President

Scott Myles – Vice President

Craig Zehner – Treasurer

Karen O’Neil – Social Committee

Remaining members are listed as directors. Attending directors were Chris Martinez, Karen O’Neil, Scott Myles, Greg Matula, Craig Zehner, Doug Eberle.

There was discussion about the park master plan which included firms have been interviewed and 4 or 5 firms have been met with to discuss moving forward. Their meetings included walking the grounds in the coming weeks and taking about the potential park vision. The cost to complete the Master Plan was revised to be approximately \$5,500.00. Alvin Peters and Associates was named as the architectural firm that the board was working with now.

Planning was approved by a vote for the clubhouse to begin moving forward to determine remodel vs. new build, size, cost, etc. The board told the audience an architectural plan could cost \$30,000 to make. The board further discussed that Texas Property Code does not preclude the opportunity of an HOA to borrow money to build a clubhouse, this as an answer to a question previously asked about whether borrowing was even possible for an HOA under Texas Property Code law. An audience member asked about whether this was a grey area without a vote by property owners and indicated he felt a vote should be taken before any loans are discussed and/or approved. Per the board, property code allows them to borrow. There is a legal opinion on file which says “yes” they have the right to borrow money.

The same audience member asked for proof of funds and to see the legal opinion mentioned above. The audience member did not feel that this gives the board carte blanche to do whatever they want to do. A discussion on the clubhouse took place which included an overview about borrowing funds to build a clubhouse and whether this perception the board has is dangerous to the community. The same audience member asserted that the board could easily make a special assessment to cover unforeseen expenses which would be detrimental to property owners who do not want to see assessment fees rise in lieu of building a clubhouse and again suggested a vote should take place by the entire community before the board can continue to spend funds on the clubhouse project.

Our new President, Greg Matula spoke about approval to do the next steps without further buy-in of the community was within the board’s right and they would be doing so under the rules of the by-laws which allow them that authority.

The board voted to approve \$30,000 for initial renderings and plans for clubhouse options to continue and approved that vote. An audience member asked why we can't vote on a free option to pursue plans instead of the paying options?

Scott Myles spoke about consulting with many architects and no one would provide anything without payment up front for the work they produced. He indicated that 7 or 8 of the firms he spoke with said they wouldn't even consider the project. The architectural firm will be doing the master plan along with the rendering of a potential clubhouse. The board will be sharing outcomes with the community along the way.

Following this board approved vote, audience members asked if it were possible to see bids presented to make the decision as to which firm would be used. The board took that question under discussion.

An audience member asked why the clubhouse has recently been locked rather than open. The board responded with comments about recent vandalism and other issues which had forced the temporary lock-down of the clubhouse and that it would be re-opened shortly.

Discussion returned to the architectural firms and the board disclosed that 4 or 5 bids had been received from architectural firms but they have not picked the final firm yet. There was a brief discussion by an audience member about whether a version of the clubhouse proposal could depict best use of the land and the building and it was taken under discussion.

Security cameras in the park were discussed by Chris Martinez. The board is upgrading the camera system with the newest technology as well as adding cameras in places where they previously didn't exist to improve coverage. The new cameras will have infrared capability to improve nighttime viewing. At meeting time, the board was still receiving bids and interviewing companies to work on the new system. Audience members asked whether the new system would include a portal where members could see the park as well. There was no definitive answer on that question.

Park Lighting was discussion by Doug Eberle and Scott Myles. The plan is to improve security to the park by adding lighting around the lake and in other locations around the park where there isn't much current lighting. It is not anticipated that the upgrades will affect anyone living around the park. The plan to upgrade is in its beginning stages.

Paul Rutkowski and Tom Shumaker presented a crime report update and made suggestions to audience members to attend the next crime watch meeting to give suggestions and input on how to improve safety in the neighborhood. 3x5 card were handed out to attendees with information to be written down by a property owner who witnesses potential crime in the neighborhood so that they can convey the detail to the sheriff and the crime watch committee to improve our reporting and documentation of incidents. There are not enough volunteers to work all Timberwood Park for the COPS program, but the ones we have are out patrolling. Paul suggested the board consider a video option (like Skype for example) for future board meetings to allow the neighborhood to participate in the process when unable to attend directly.

Tree trimming in the park was discussed and a firm has been contracted to trim and update the trees throughout the park.

Landscape Committee discussed working to improve the look of the park and that they were looking at landscaping around the new bathroom and other areas in the park that may not have much “curb appeal” now and that they would be keeping with the master plan results to improve the park accordingly.

Social events were discussed by Karen O’Neil. Many events which will be broadcast through the usual channels of Spectrum e-mail blasts, the newsletter, and social media are planned for the 2017 season.

There were a few minutes given to Citizens to Be Heard with the board adjourning to Executive Session about 8 pm.