

**Minutes of Timberlake Estates Board of Directors Meeting
Timberlake Estates Owners' Association
Wednesday, April 7, 2010**

Present:

Ken Hessler, President
Fred Stokes, Sr. Vice- President
Kim Hills, Vice-President
Bob Perkins, Treasurer
Jacquelyn Odell, Secretary
Homeowners: Tom Remick, George Duke, Michael Kletter

Ken Hessler called the meeting to order at 7:00 P.M.
Meeting Location: Timberlake Golf Clubhouse

Approval of Prior Minutes: Bob Perkins made a motion to approve the March 3, 2010 minutes. Fred Stokes seconded the motion. The minutes were approved by unanimous voice vote.

Homeowner Issues: The unsightly condition of a lot in Timberlake Estates has been brought to the board's attention. The board decided that the secretary will write a letter to the owner of the property to request that the lot be cleared of downed trees and the underbrush be removed.

Treasurer's Report: Bob Perkins gave the report. Three homeowners have not yet paid their assessment fees for this year. A \$100.00 late charge has been added and the deadline for full payment is April 15, 2010. A lien will be placed against each property if payment in full is not received by the deadline. A lien against one property is presently in force for non-payment of last year's assessment fees. No payment from Lookout Pointes Homeowners' Association has been received to date.

Vice President's Report: Kim Hills gave the report. A written response from a homeowner regarding his outside lights was discussed. It was decided that no further action will be taken by the board. Most violations have been resolved, with a few being resolved in the near future.

Sr. Vice President's Report: Fred Stokes gave the report. Green Earth, the newly hired landscaping company, started April 1, 2010. Fred has yet to hear from Lexington County regarding the golf cart crossing lines on Lake Estate Drive.

Secretary: No report.

President: Ken Hessler reported that the neighborhood yard sale went well. A discussion was held regarding the possibility of changing the dates of the yard sale to coincide with the Timberlake Plantation yard sale dates.

Robin Turner, the TEOA attorney, gave the board a plan of action to take against homeowners who have not paid their assessment fees and late charges. A letter from him to each non-compliant homeowner will explain that a lien will be first placed against the property and, after an appropriate time if no payment in full is received, then foreclosure of the homeowner's property will ensue. The homeowner will be responsible for all attorney fees and costs of said actions by the board. Fred Stokes made a motion to have the attorney research the current property that has a lien against it to see if a foreclosure is beneficial to the association. Jacquelyn Odell seconded the motion and the motion was unanimously approved by voice vote. Our attorney has sent a letter to the Lookout Pointes Homeowners' Association proposing that \$300.00 be paid to TEOA immediately for last year's assessment fees and that payment for the current year be made by December 31, 2010. Fred Stokes made a motion that Robin Turner has permission to negotiate with the attorney of Lookout Pointes Homeowners' Association regarding payment of assessment fees to TEOA. Bob Perkins seconded the motion and the motion was approved unanimously by voice vote.

ARC: Tom Remick presented the report.

Security: No report.

Welcome: No report.

TNT: No report.

Golf: George Duke reported that the annual meeting for the Timberlake Golf Course followed by the pig pick'in and tour of the new golf club facility was a huge success.

Newsletter: Ken Hessler has decided not to pursue finding an editor for the newsletter at this time.

Old Business: No old business

New Business: The board will select an annual meeting date for the association at the next board meeting.

There being no additional business, Fred Stokes made a motion to adjourn the meeting. Kim Hills seconded the motion and the meeting was adjourned at 8:15 PM. The next monthly meeting will be held Wednesday, May 5, 2010 at the Timberlake Golf Clubhouse.

Respectfully submitted,

Jacquelyn Odell
Secretary

