

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

Present:

Ken Hessler, President  
Fred Stokes, Sr. Vice-President  
Kim Hills, Vice-President  
Bob Perkins, Treasurer  
Jacquelyn Odell, Secretary  
Homeowners: Tom Remick, Jim Cox

Ken Hessler called the meeting to order at 7:00 P.M.  
Meeting Location: Crooked Creek Recreation Building

**Approval of Prior Minutes:** Ken Hessler asked that the minutes be amended to state at the present, Lookout Points Homeowners' Association has unpaid assessment fees instead of the incorrect statement that there is a lien against the association for unpaid fees. Ken then made a motion to approve the June 2, 2010 minutes. Bob Perkins seconded the motion. The minutes were approved by unanimous voice vote.

**Homeowner Issues:** It has been noted that a boat and trailer are parked on an empty lot in Timberlake Estates.

**Treasurer's Report:** Presently, there is only one lien against a homeowner's property for not paying association fees.

**Vice President's Report:** Kim Hills gave the report. Violations of the covenants include dumping of grass clippings in the lake, dumping of grass clippings near an up-take, a trailer in a driveway for several months, and a camper in a driveway for days at a time.

**Sr. Vice President's Report:** Fred Stokes received estimates for the road repairs to Lake Spur and Putter Point. Based upon those estimates, the board approved for Fred to proceed with the Sure Seal Company in getting a firm quote for the work to be done this fall.

**Secretary:** No report.

**President:** Ken discussed with the attorney for the Timberlake Estates' Homeowners' Association the issue of nonpayment of assessment fees by the Lookout Points' Homeowners' Association. After a discussion by the board, Fred Stokes made a motion to authorize the attorney to draft a complaint and send it to Lookout Points'

Homeowners' Association. Bob Perkins seconded the motion. The motion was approved by unanimous voice vote.

**ARC:** Tom Remick presented the report.

**Security:** Jim Cox gave the report.

**Welcome:** Jim Cox welcomed a new family on Waterlinks Drive this month.

**TNT:** No report.

**Golf:** No report.

**Newsletter:** No report.

**Old Business:** None.

**New Business:** The Timberlake Plantation Homeowners' Association and the Timberlake Country Club want a portion of Timberlake Drive and Amicks Ferry Road to be rezoned to R-4. Bob Perkins made a motion that \$175.00 should be paid as the Timberlake Estates' Homeowners' Association's portion of the cost to file for a zone map amendment to support this endeavor. Fred Stokes seconded the motion. The motion was approved by unanimous voice vote.

There being no additional business, Fred made a motion to adjourn the meeting. Kim Hills seconded the motion and the meeting was adjourned at 8:15PM. The next monthly meeting will be held Wednesday, August 4, 2010 at the Crooked Creek Recreation building.

Respectfully submitted,

Jacquelyn Odell  
Secretary