

Teas Lakes POA Board Meeting Minutes

May 10th, 2016

- I. **Call to Order:** 6:32 PM; Bo Arguello, Elizabeth Keithly and JoAnn Caldwell were present as well as Shelly Peterson with IMC.
 - A. Residents Present, Megan Bennett (2316 Highland Crossing Drive)
- II. **Proof Of Notice:** Documentation showing notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page as well as the website. Email was also blasted to the subscribed homeowners.
- III. **Minutes:** From previous meeting were read. Motion to approve minutes was made by Elizabeth and motion was seconded by Bo and approved unanimously.
- IV. **Treasure's Report:** April 2016 financials and bank reconciliations were emailed to the Treasurer, Bo, before the meeting for review. A motion was made by Bo to approve the financials as read; the motion was second by Elizabeth and approved unanimously.
- V. **Old Business:**
 - A. Back Pond North West Erosion Status: In the April 13th meeting it was approved for J.Coleman Construction to go ahead and fix the erosion at the back pond. The erosion project has been completed and all erosion has been fixed.
 - B. New Website Status Report: The new website (www.teaslakespoa.com) is being built and managed by IMC and should have a rough draft finished for Elizabeth to review this week. Once Elizabeth has reviewed the draft and any changes have been made and finalized, the website will be published.
 - C. No Trespassing and Pond Entrance Sign Status Report: All 5 round poles have been ordered along with the 5 signs that will be going on them. The board also requested quotes on the installation of the poles and signs, which will be reviewed at next board meeting.
 - D. Landscaping Contract Status: The board put in a 30 day notice with Sergio's Landscaping in which then the contract will terminate on May 14th. The board then will begin a 3 month trial period on May 14th with Alamo Sprinklers & Lawns, Inc. The board will review again in 3 months and decide if they will continue and enter in a contract with Sprinklers & Lawns, Inc.
- VI. **New Business:**
 - A. Landscaping Removal Items (Tree on Homeowners back fence & tire by front pond): It was brought to the boards attention that there were several dead trees on the City of Conroe's lift station located at the end Jefferson Crossing Drive. Shelly will call the City of Conroe to see what they can do about the dead trees and also see about getting the property mowed. At 2203 Highpoint Meadow a homeowner is complaining of a tree that is between his back fence and the wetland (front pond). With photos the board was able to see a small electrical type box that was being pushed out of the ground along with the tree coming through the homeowners fencing. The board is trying to find out who the electrical box belongs to and see if it would be their responsibility to move the tree. The board will review again once it is determined who is the responsible party. It was also brought to the board's attention that there was a tire left by the front pond that needed to be disposed of. JoAnn will remove the tire and any other trash/debris left around the front pond.
 - B. Welcoming Committee Charter and Packet Insert Review: The board previously approved Megan Bennett to be the head chair of the Welcoming Committee. Shelly printed out some examples of a charter for the

committee that the board will review and get a final draft together for Megan to sign. Once Charter has been signed, the board and Megan will work on the welcoming packets. The board did discuss what all paperwork needed to be included in the packets. The board will have a final packet ready to review at the June board meeting.

- C. Neighborhood Annual Garage Sale: The board did agree to have two annual garage sales per year. The dates will be the 1st Saturday of April and the 1st Saturday of November and will be from 7am-1pm. The board also agreed that the garage sales will be apart of the Beautification Committee, which Megan Bennett is in charge of. Megan will do all of the advertising for the garage sales and also pickup any permits for the board to post at the front bulletin board.

VII. Adjourn to Executive Session – 7:58 PM:

- A. ACC Projects: There are no ACC projects at this time.
- B. Deed Violations/Collection Matters: Went over deed violation report as well as discussed pending litigations and past due accounts and their status'. The board stated that anyone who had received a 209 letter for yard maintenance/mowing should get no longer than 10 days from the date of the return certified copy to comply with the letter or the board will be forced to force mow homeowner's property at the homeowner's expense.

VIII. Adjourned – 8:33 PM

JoAnn Caldwell, Teas Lakes POA Secretary