

Teas Lakes POA Board Meeting Minutes

August 9th, 2016

- I. Call to Order:** 6:30 PM; Elizabeth Keithly, Diane Cooke, Bo Arguello, and JoAnn Caldwell were present as well as Shelly Peterson with IMC.
A. Resident's Present: Ruben Borjas (7823 Board Crossing)
- 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 JoAnn and motion was second by Elizabeth and approved unanimously.
- IV. Treasure's Report:** July 2016 financials and bank reconciliations were emailed to the Treasurer, Bo, before the meeting for review. A motion was made by JoAnn to approve the financials as read; the motion was second by Bo and approved unanimously.
- V. Old Business:**
A. No Swimming Signs: In the July meeting the board had approved the new "No Swimming" signs around the back and front ponds. The board received a bid from Mr. Kerry Allen in the amount of \$580.00 to install the poles and signs. A motion was made by Diane to approve the bid; the motion was second by Bo and was approved unanimously.
- VI. New Business:**
A. Finish Reviewing and Discussing new ACC Guidelines: The Board and Ruben, Secretary for the ACC Committee, discussed some changes and concerns to the new updated guidelines. Ruben's updated guidelines are just a rough draft and will not be voted on until all concerns and changes from the board have been met. The board was able to finish reviewing the guidelines with Ruben. Ruben will now update the changes made and send the board a new copy. Once the board receives an updated copy of the guidelines, the board will review again just to confirm the changes have been made.
B. Review Landscaping around front pond: Last month it was brought to the board's attention by Mike Prado, with Hurricane Lake and Fountain, that the overgrowth around the pond needed to be maintained by making a 6ft clearing between the pond edge and the "wetlands" area. The board discussed this issue with Sam Washburn, with Alamo Sprinklers & Lawns, and he gave the board a bid on clearing the 6ft section in the amount of \$866.00. A motion was made by Elizabeth to approve the bid; the motion was second by Bo and was approved unanimously.
- VIII. Adjourn to Executive Session – 8:06 PM:**
A. ACC Projects: There are currently no ACC projects to discuss.
B. Deed Violations/Collection Matters: The board had no deed violations to review for this board meeting due to the violation drive through is not scheduled until after the meeting date. The board did review all pending litigations and past due accounts and their status'.

VIII. Adjourned – 8:17 PM


JoAnn Caldwell, Teas Lakes POA Secretary