

Teas Lakes POA Board Meeting Minutes

October 11th, 2016

- I. Call to Order:** 6:31 PM; Elizabeth Keithly, Diane Cooke and Bo Arguello were present as well as Shelly Peterson with IMC; JoAnn Caldwell was absent.
- 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:** September 13th meeting minutes were emailed to Board prior to meeting for review by JoAnn. Bo motioned to approve the minutes as read; Diane second the motion; motion approved unanimously.
- IV. Treasurer's Report:** September 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. Beautification Committee Review: Board liaison JoAnn has been having difficulties contacting the Chair, Megan, and have several questions about the upcoming months activities as well as the potential Yard of the Season (Y.O.T.S.) candidates. Board has also not heard anything about the Halloween parade or fall activities and front entrance décor. With the lack of attention to the duties for this committee the Board is under the assumption that Megan doesn't have the time to volunteer. Shelly will email her to discuss her intents and follow up with the Board.
- VI. New Business:**
- A. Yard of the Season: Board is concerned that these people are not being selected in a timely manner. Board would like to see the list of candidates and pictures before Megan finalizes the winners to make sure that the same owners are not winning consecutively. The Board wants the YOTS to be fair to the community as a whole. Shelly with IMC will email Megan, the Committee Chair, and discuss.
- B. Water Bill/Sprinkler System: The Board reviewed the report provided by the City of Conroe, as well as September's water bill for comparison and after speaking with the landscaper have determined that the cause of the \$1600 water bill was due to a broken pipe as well as an increase to the sprinklers that the Board did not authorize. Alamo offered to do whatever the Board wanted to in regards to repayment. The Board have asked that IMC speak with Alamo and ask them to pay the difference.
- VIII. Adjourn to Executive Session – 7:41 PM:**
- A. ACC Projects: There are currently no ACC projects to discuss.
- B. Deed Violations: The Board reviewed October's deed violation report and have asked that Shelly hold off on sending the letters out so that they can compare their notes to the list.
- C. Collection Matters: The Board and IMC have diligently been contacting owners and have dropped the A/R/ Aging Report by roughly \$10,000. Some files are currently being handled at the Attorney's office and once the Status Report is received from them the Board will review and make further decisions.

VIII. Adjourned – 8:50 PM