

Teas Lakes POA Annual Meeting of Members
January 4, 2016

- I. **Call to Order/Establishment of Quorum:** Quorum was established and meeting was called to order at 6:30 PM.
- II. **Introductions:**
 - A. Bill Torgan – President, Ted Miller – Vice President, Danny Blatt - Secretary
 - B. Shelly Peterson with IMC was also in attendance as well as Bryan Fowler; the Associations attorney.
- III. **Minutes:** The minutes from the January 5, 2015 Annual Meeting of Members were read. Patty Jones made a motion to approve the minutes as read, Meagan Peppers second the motion, motion passed unopposed.
- IV. **Financial Report:** We have a reserve fund of approx. \$50K. Currently our dues income is enough to cover our operating expenses. Dues will remain at \$250 per year for 2016. If operating costs increase, dues will be raised \$25 per year. Gordon Kipp made a motion to approve the financials as read; the motion was second and passed unopposed.
- V. **Old Business:**
 - A. **News of POA Activities:** Landscape lighting in front has been replaced with LED type bulbs. Overgrown area West of rear pond was reclaimed. Electrical service was upgraded and rope lighting was installed on the rear pond dock. New signs have been installed around the community (no fishing, no ATVs and pick up after your pet). Path erosion was repaired in areas needing it around the rear pond path.
 - B. **Bylaws and AOC Changes:** The Article of Incorporation and the Bylaws that were adopted at our last Annual Meeting have been posted to the website.
 - C. **Protecting our POA Easements:** POA is acting to protect our Easement rights.
 - D. **Beautification Committee Active:** Committee was activated and Megan Bennett is the Chair of the committee.
- VI. **New Business:**
 - A. **Serious Path Erosion North of Rear Pond:** Serious erosion to the path at the far North end of the rear pond. Savings for this are being budgeted.
 - B. **Future Fence Replacement Costs:** Front fence was repainted this year but will need to set up a fund for it to be replaced in future years because it is rotting and will probably need to be replaced within 2 years.
 - C. **Charting and Activating our Committees:** Would like to activate a Neighborhood Watch Committee.
 - D. **Strategic Plan for our future:** If at any time the budget shows that we will have to dip into our Reserve account, the Board will vote to raise the

annual dues \$25 for the coming year forward. We currently have the lowest around right now.

VII. Nominations from the Floor: There were no nominations from the floor.

VIII. Casting of Ballots

IX. Voting Results

A. There were 6 owners on the ballot with 3 open positions. The positions are as follows:

- a. Jim Bob Adams – President
- b. Ted Miller – Vice President
- c. Bo Arguello – Treasurer
- d. JoAnn Caldwell - Secretary

X. Adjourn – 8:18 PM

A. Jerry Weeks motioned to adjourn the meeting. The motion was second and passed unopposed.