

Teas Lakes POA Annual Meeting Minutes

January 8th, 2019

- I. Call to Order/Proof of Notice:** 6:31 PM; Elizabeth Keithly, Bo Arguello, and JoAnn Caldwell were present as well as Shelly Peterson with IMC. Documentation showing proof of notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page, as well as the website. The total quorum for the annual meeting was 26 total, 13 owners present and 13 owners by proxy.
- A. Introductions of the Board Members: Elizabeth Keithly – President, Bo Arguello – Treasurer, JoAnn Caldwell – Secretary, and Shelly Peterson with IMC
- II. Minutes:** From January 2018 meeting were read. Motion to approve minutes was made by Kenneth Schur on behalf of D. Davis, and motion was second by Dustin Kay and approved unanimously.
- III. Treasure’s Report:** December 2018 financials and bank reconciliations were reviewed, along with the 2019 proposed budget. A motion was made by Kenneth Schur on behalf of D. Davis to approve the financials and budget as read; the motion was second by Dustin Kay and approved unanimously.
- IV. Old Business:**
- A. Yearly Reminders for Teas Lakes: The Board discussed the yearly reminders for the community events that will occur during this next coming up year and where the community could find such events.
- B. Restocking Ponds in February: The Board had previously voted and approved the stocking of the back pond. That was completed in February 2018.
- C. Volunteers for CC&R Committee: The Board reviewed what the CC&R Committee had accomplished over 2018. They were meeting once a month to update and amend the current deed restrictions for the community. Once finished, a final copy was mailed out to the community to be voted on at this annual meeting and be merged into one document instead of the 4 current documents.
- V. New Business:**
- A. New Fountain at Back Pond: The Board had voted and approved for the back pond fountain to be replaced and the lights updated. Mike Prado with Hurricane Lake completed this job in December 2018.
- B. Deed Restriction Consolidation & Amendment Vote: The Board reviewed the proposed deed restrictions and answered any questions that homeowner’s may have. The community received a mailed copy of the proposed restrictions along with a ballot to vote. The majority in each section was not met and therefore the CC&R consolidation and amendments did not pass.
- VI. Elections and Results:**
- A. There was currently one position open on the Board. Dee Bolton ran for a 2 year term. There were no other nominations from the floor. Shelly Peterson counted the ballots, in which Dee Bolton was elected and the positions are as follows:
- a. JoAnn Caldwell - President
 - b. Bo Arguello – Treasurer
 - c. Dee Bolton – Secretary

- B. The ACC Committee had 3 positions open that are required to run every year for a 1 year term. Ruben Borjas was running to be re-elected for another term on the ACC Committee, along with Nathan McCauley and Elizabeth Allen ran for 1 year term. Shelly Peterson counted the ballots. Ruben Borjas, Nathan McCauley, and Elizabeth Allen were elected and the positions are as follows:
- a. Ruben Borjas – Chairman
 - b. Elizabeth Allen – Vice Chairman
 - c. Nathan McCauley – Member

VII. Open Forum:

The neighbors discussed the proposed deed restrictions and what all was needed to get them passed. In order for the proposed restrictions to pass and be merged into one document, the Board needed to get 50% plus 1 votes from each section.

- VIII. Adjourn:** 7:35 PM a motion was made by Elizabeth Keithly to adjourn the meeting. The motion was second by JoAnn Caldwell and adjourned unopposed.

JoAnn Caldwell, Teas Lakes POA President