

## **Teas Lakes POA Annual Meeting Minutes January 5th, 2021**

**I. Call to Order/Proof of Notice:** 6:35 PM; JoAnn Caldwell, Wes Bolinger, and Elizabeth Allen, the ACC Chairman, 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 23 total, 1 owner present by teleconference call in and 22 owners by absentee/proxy ballot.

A. Introductions of the Board Members: JoAnn Caldwell – President, Wes Bolinger – Treasurer, Dee Bolton - Secretary, and Shelly Peterson with IMC.

**II. Minutes:** From January 2020 meeting were read. Motion to approve minutes was made by Wes Bolinger, and motion was second by Elizabeth Allen and approved unanimously.

**III. Treasure's Report:** December 2020 financials and bank reconciliations were reviewed, along with the 2021 proposed budget. A motion was made by Wes Bolinger to approve the financials and budget as read; the motion was second by Elizabeth Allen and approved unanimously.

**IV. Old Business:**

**V. New Business:**

A. Front Fence Replacement: The Board was looking at quotes to replace the front entrance fencing. They did receive several quotes from different companies. Ultimately the Board approved in April 2020, to use Ready Decks in the amount of \$13,485.00 to replace the entire fencing along the entrance and exit side of the community. That project was completed in May 2020.

B. Front Detention Pond Clearing: The Board was advised by the City of Conroe that the front detention pond was no longer in compliance with their engineering department. The City recommended that the detention pond be cleared of all brush/debris, excavated and regraded back to it's original plans. The Board received quotes from K&K Construction, Dirt-Logic, Inc. and Slott Construction. The Board approved the quote in the total amount of \$76,390.00 from Slott Construction in August 2022. The project was completed by September 2020, with the approval of the City of Conroe's Engineering Department. JoAnn did speak to Sam Washburn, with Alamo Lawn & Sprinklers about adding the mowing of that area to our yearly contract. Sam stated that he will mow it a couple of times at no charge to determine a quote for future maintenance. Once that quote is determined, the Board will decide how often the area will need to be mowed and work it into any future budgets.

**VI. Elections and Results:**

- A. There were three positions currently open on the Board. Dee Bolton, JoAnn Caldwell and Aleksander Musulin ran for 2 year terms. There were no other nominations from the floor. Shelly Wich counted the ballots, in which Dee Bolton, JoAnn Caldwell and Aleksander Musulin was elected and the positions are as follows:
- a. JoAnn Caldwell - President
  - b. Aleksander Musulin - Vice President
  - c. Wes Bolinger - Treasurer
  - d. 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, along with Nathan McCauley and Elizabeth Allen are running to be re-elected for another 1 year term. Shelly Wich counted the ballots. Ruben Borjas, Nathan McCauley, and Elizabeth Allen were elected and the positions are as follows:
- a. Elizabeth Allen – Chairman
  - b. Nathan McCauley – Vice Chairman
  - c. Ruben Borjas – Member

**VII. Open Forum:** There was only 1 homeowner present via teleconference call in, in which there was nothing that the homeowner wished to discuss at that time.

**VIII. Adjourn:** 6:55 PM a motion was made by Wes Bolinger to adjourn the meeting. The motion was second by JoAnn Caldwell and adjourned unopposed.

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JoAnn Caldwell, Teas Lakes POA President