

## **Teas Lakes POA Board Meeting Minutes April 11th, 2023**

- I. Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:29 PM, with the quorum being present by Ruben Borjas. Also present was Lindi Almendarez with IMC, and Elizabeth Allen with the ACC Committee.

Homeowners Present:

1. Jannine Mahone - 2311 Siegen Drive

**Proof of Notice:** Documentation showing proof of notice was posted on the bulletin board, both the POA Facebook page and the Teas Lakes Neighbors Facebook page, as well as the website.

- II. Minutes:** From March 2023 meeting was read. A motion to approve the minutes was made by Ruben and motion was second by JoAnn and approved unanimously.

- III. Treasurer's Report:** The financials and bank reconciliations for March 2023 were reviewed. The Board did request Lindi to research the unreconciled items to double check that none of the totals were duplicates. A motion was made by Ruben to approve the financials and the motion was second by JoAnn and approved unanimously.

**IV. Old Business:**

- A. Erosion at Back Pond (Siegen Drive): It was previously brought to the Board's attention that there was some erosion at the back pond, near a homeowners property. The Board received an estimate from Sam Washburn with Alamo Sprinkler & Lawns in the amount of \$460.06, which was approved in March's meeting. The erosion project was completed as of March 22nd, 2023.

**V. New Business:**

- VI. Open Forum:** Mrs. Mahone wanted to thank the Board for their work on fixing the erosion behind her home at the back pond and Siegen Drive. She also wanted to discuss options on how to fix the back pond pathway from holding water and washing out any time it rained. The Board advised that they would contact Sam Washburn with Alamo Sprinkler & Lawns to see if he had any suggestions.

**VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 7:02 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the months of March 2023. The following applications were approved or denied as of March 31st, 2023.

Temporary Approvals waiting on Final Approvals:

1. 2204 Jefferson Crossing, Inground Swimming Pool Installation, Temporary Approval 6/04/2022 (Final Approval Required by 12/04/2022 - Final Approval has Expired, ACC Requesting Final Inspection from City of Conroe)
2. 2300 Oakleaf Circle, Roof Replacement & Exterior Painting, Temporary Approval 2/10/2023 (Final Approval Required 8/02/2023)
3. 2201 Nicholas Crossing, Shed, Temporary Approval 3/21/2023 (Final Approval Required by 9/21/2023)

Final Approvals:

1. 2222 Highland Hills, Fencing, Final Approval 3/22/2023
2. 2205 Perkins Crossing, Roof Replacement, Final Approval 3/22/2023
3. 7821 Mary Katheryn's Crossing, Permanent Flag Pole, Final Approval 3/22/2023
4. 2300 Highland Crossing, Backyard Concrete Patio Extension, Final Approval 1/18/2023, Final Approval Letter sent 3/22/2023
5. 2204 Jefferson Crossing, Mini Split AC Unit, Final Approval 3/23/2023
6. 2216 Highpoint Meadow, Roof Replacement, Final Approval 3/16/2023

Received Applications Waiting on Approval/Denial:

1. 2203 Highpoint Meadow, Patio, Application Submitted 3/1/2023 (awaiting permits from City of Conroe)
2. 7806 Mary Katheryn's Crossing, Patio, Application Submitted 3/1/2023 (awaiting permits from City of Conroe)
3. 2310 Tarrytown Crossing, Window and Door Replacement, Application Submitted 3/9/2023 (awaiting permits from City of Conroe)
4. 7804 Board Crossing, Landscaping, Application Submitted 3/29/2023

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of March 2023. The Board agreed to send out 209 letters to the ones that were still non-compliant, take off the homeowner's who had brought their violations into compliance, and send any violations to Chris' office who had already been sent a 209 letter. The Board did also agree to use the 360 Compliance View Car for the April drive through as a trial run. The Board will then revisit to see if any of the previous concerns have been corrected.
- C. Collection Matters: The Board reviewed all the pending litigations that are currently at Chris Archambault's office and past due accounts and their status'. The Board previously approved for late fees and interest to be added to all past due accounts on April 1st. New statements were mailed to homeowners with a past due balance.

**VIII. Adjourn:** There being no further business, JoAnn made a motion to adjourn the meeting and a second was made by Ruben and approved unanimously. Meeting was adjourned at 7:29 PM.

---

JoAnn Caldwell, Teas Lakes POA President