

## **Teas Lakes POA Board Meeting Minutes April 12th, 2022**

- I. Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:33 PM, with the quorum being present by Ruth Dane and Alek Musulin. Also present was Jim Hensley with the ACC Committee and Shelly Wich with IMC.

Homeowner(s) Present:

1. Janine Mahone

**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 2022 meeting was read. A motion to approve the minutes was made by Ruth and motion was second by Alek and approved unanimously.
- III. Treasurer's Report:** The financials and bank reconciliations for March 2022 were reviewed. A motion was made by Ruth to approve the financials and motion was second by Alek and approved unanimously.

**IV. Old Business:**

- A. Front Detention Pond Mowing Status: The Board has been working on getting quotes for mowing. They have received three so far, but are waiting on one more contractor to submit their quote. Once that quote is in, the Board will review and vote on which contractor to use.
- B. 2021 Texas Legislation & ACC Application Recoding: They Board reviewed the updated laws outlined for POA's that went into effect September 1st, 2021. The Board approved the 2021 State Legislative updates that were provided by the attorney, Bryan Fowler and have updated the documents pertaining to our POA in accordance with his recommendation. A motion was made to approve the updates by Wes and motion was second by Ruth and approved unanimously in August's meeting. Bryan has completed and filed the Management Certificate with the courts. Bryan has sent over a rough draft of the updates for the Board to review. Shelly, Liz and JoAnn met to go over suggestions and any corrections. Those suggestions and corrections have been sent back to Bryan's office. Once those have been made Bryan will send over the final draft for review.
- C. Erosion & Drain Rails at Back Pond Update: The Board was advised by Mike Prado with Hurricane Lake that there was some erosion at the back pond by the overflow drain. The Board has spoke to several different companies in the area who have advised that it was not a major issue at this time. The Board will continue to monitor the erosion and will contact companies if/when the erosion gets worse. Shelly has contacted the city regarding some missing slats on the box drains. The city advised that it was the Board's responsibility in fixing the

slats and a permit was not needed. The Board is still working on quotes to repair the broken slats on the box drains.

**V. New Business:**

- A. Front Entrance Fence Staining and Sealing: The Board usually has the front entrance fence sealed yearly to protect the longevity of the fence. The Board is working on getting quotes to have it stained and sealed again this year. Once all quotes have come in the Board will review.
- B. Back Pond Graffiti Clean Up: It was brought to the Board's attention that there had been some vandalism/graffiti marked at the back pond on the overflow drain. The Board requested quotes from companies. Since it was time sensitive, the Board decided to vote via email on this matter. The Board did decide to go with Dennis Peppers in the amount of \$595 for the removal of the graffiti. A motion was made by Alek to approve the quote from Mr. Peppers and motion was second by Ruth and approved unanimously.
- C. Detention Pond Black Felt Fencing Removal: The City had advised the Board that it was time to remove the black felt fencing between the front retention and detention ponds. The Board requested several quotes from different contractors. Ultimately the Board voted via email to use Sam Washburn, with Alamo Sprinklers & Lawns, in the amount of \$324.75 for the removal of the black felt fencing. A motion was made by Alek to approve the quote from Sam and motion was second by JoAnn and approved unanimously.
- D. City of Conroe Ordinance Amendment Propositions: Alek wanted to discuss propositions to bring up to the City of Conroe's Council regarding certain ordinances set in place by the City. One of the main concerns is abandoned vehicles left on the streets within neighborhoods who depend on the City's enforcement department when it comes to public streets. As of right now the City does not enforce abandoned vehicles if they are current on registration tags, are not blocking private driveways, or do not look broken down. Alek suggested that there be a time frame enforced by the City for vehicles left on streets within neighborhoods that have public streets, regardless of registration or broken down status. In order for a neighborhood POA to enforce vehicles in the streets, they must be private with the streets being maintained by the POA/Restrictions. Alek asked for examples of any issues that Teas Lakes has had in the past along with any other suggestions that may need to be addressed with the council when he attends a meeting.

- VI. Open Forum:** One homeowner was present for the meeting, but did not have any questions.

**VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 7:19 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of March 2022. The following applications were approved or denied as of March 31st, 2022.

Final Approvals:

1. 2227 Highpoint Meadow, Exterior Painting, Final Approval 3/07/2022
2. 2303 Oakleaf Hills Circle, Fence Replacement, Final Approval 3/14/2022
3. 2206 Highland Crossing, Roof Replacement, Final Approval 3/25/2022

Temporary Approvals waiting on Final Approvals:

1. 2310 Tarrytown Crossing, Roof Replacement & Painting of Exterior Siding/Gutters, Temporary Approval 3/31/2022 (Final Approval Required by 9/30/2022)

Expired Applications Will Need to Resubmit Application:

1. 2201 Highland Hills Drive, Landscaping, Temporary Approval 7/26/2021 (Final Approval Required by 1/26/2022) Project was never started/completed. A new application is required.

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of March 2022. The Board agreed to send out 209 letters to the ones that were still non-compliant and take off the homeowner's who had brought their violations into compliance. The Board also agreed to send violations to Bryan's office who were still not in compliance. The Board did speak with an owner regarding a violation received for their property and was presented with some new information regarding rentals in the community. After discussing, the Board will get with the POA's attorney to find out more information about this and how the POA should proceed.
- C. Collection Matters: The Board reviewed all the pending litigations that are currently at Bryan Fowler's office and past due accounts and their status'. The Board did decide to add late fees and send 209 letters to all past due accounts. A motion was made by Alek to approve late fees and a second was made by Ruth and approved unanimously.

**VIII. Adjourn:** There being no further business, Ruth made a motion to adjourn the meeting and a second was made by Alek and approved unanimously. Meeting was adjourned at 8:03 PM.