

# Teas Lakes POA Board Meeting Minutes

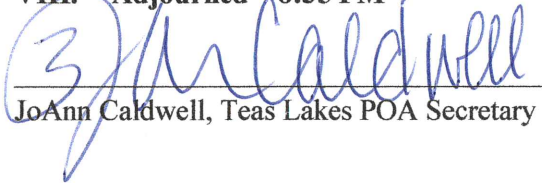
## April 19<sup>th</sup>, 2017

- I. **Call to Order:** 6:30 PM; Elizabeth Keithly, Bo Arguello, and JoAnn Caldwell were present as well as Shelly Peterson with IMC.
- II. **Proof of Notice:** Documentation showing notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page as well as the website.
- III. **Minutes:** From previous meeting were read. Motion to approve minutes was made by Elizabeth and motion was second by Bo and approved unanimously.
- IV. **Treasurer's Report:** February 2017 financials as well as March 2017 financials and bank reconciliations were emailed to the Treasurer, Bo, before the meeting for review. A motion was made by JoAnn to approve the financials as read; the motion was second by Bo and approved unanimously.
- V. **Old Business:**
  - A. **Flower Bed Redesign Review:** The Board reviewed bids for the redesign of the front entrance flower beds. The Board agreed to use Sam with Alamo Sprinklers and Lawns, Inc. for the total amount of \$8118.75. A motion was made by Elizabeth to approve the bid, the motion was second by Bo and approved unanimously.
  - B. **Director Resignation:** The Board received Mrs. Diane Cooke's resignation. Elizabeth Keithly was moved to the President position. A motion was made by JoAnn to approve the resignation, the motion was second by Bo and approved unanimously.
- VI. **New Business:**
  - A. **Back Pond Fish and Turtle Discussion:** JoAnn had previously spoke to Mike with Hurricane Lake regarding stocking the pond with forage fish and what could be done about the turtles. Mike advised that the turtles did not cause an issue, however the bass population was an issue if we intended to stock the pond with forage fish such as minnows and bluegill. Mikes suggestion was to try and get as many bass out of the pond as possible before going forward with stocking the pond. The Board agreed this was the best option and would wait until the spring of 2018 to give the community time to diminish the bass population. The Board will revisit this issue in January and determine then if the pond is ready to be stocked.
  - B. **Sprinkler Leak Repair:** The Board had an issue with a sprinkler head that was leaking. Sam with Alamo Sprinklers & Lawn, Inc. was called out to repair the issue. The invoice for the repair was in the amount of \$220. A motion was made by Bo to approve the amount of the repair, the motion was second by JoAnn and approved unanimously.
  - C. **ACC Committee Appointment:** The Board reviewed the applications that were submitted for the ACC Committee. The Board feels that the committee should only have three members. There are currently already three members on the committee, so the Board will not be approving any other members at this time. The Board also would like for the current members of the committee, Ruben Borjas, Tom Sedita, and Paul Bennett, to be present at May's meeting to review some of the obligations of the committee.

**VIII. Adjourn to Executive Session – 7:54 PM:**

- A. ACC Projects: There is currently only one ACC project that the Board is reviewing. The application is for 8021 N. Tarrytown Crossing to paint their driveway. The Board is waiting to hear from the ACC Committee on this project and if they will approve or deny.
- B. Deed Violations: The Board reviewed the deed violation report that was submitted on March 31<sup>st</sup>. The Board did take off some homeowners that had corrected the violations before letters were sent out and added any that needed to be added.
- C. Collection Matters: The board did review all pending litigations and past due accounts and their status'. The Board approved for the late fees and interest to be added on any past due accounts.

**VIII. Adjourned – 8:35 PM**

A handwritten signature in blue ink, appearing to read 'JoAnn Caldwell', is written over a horizontal line. The signature is stylized and includes a large number '3' on the left side.

JoAnn Caldwell, Teas Lakes POA Secretary