

# Teas Lakes POA Board Meeting Minutes

## August 13th, 2018

- I. **Call to Order/Proof of Notice:** 6:20 PM; Elizabeth Keithly, JoAnn Caldwell, Bo Arguello as well as Shelly Peterson with IMC, were present.
- II. 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.
- III. **Minutes:** From July 2018 meeting were read. A motion to approve the minutes was made by Elizabeth and motion was second by Bo and approved unanimously.
- IV. **Treasure's Report:** July 2018 financials and bank reconciliations were reviewed. A motion to approve the financials were made by JoAnn and motion was second by Elizabeth and approved unanimously.
- V. **Old Business:**
  - A. Review Proposed Deed Restrictions: The Board reviewed what the Deed Restrictions Committee covered in their last meeting. The Committee did add that all lots must pay the yearly maintenance fees, instead of only paying for the first lot and then the remainder lots were free. The Committee has sent the proposed updates, corrections and additions to the restrictions over to Bryan Fowler's office to be completed.
  - B. Front Trees Landscaping: It was brought to the Board's attention that a crepe myrtle tree that had been added with the new landscaping in 2017, was growing into the view of traffic when exiting the neighborhood. There was also a dead tree on the entrance side of the neighborhood that needed to be cut down. JoAnn spoke with Sam Washburn, Alamo Sprinklers & Lawns, about removing the dead tree, relocate the crepe myrtle to where the dead tree was, and then adding a landscaping rock where the crepe myrtle was. Sam quoted the Board \$319.34 for said project. His time frame to complete the project was for September. The quote was approved via email unanimously by JoAnn, Elizabeth, and Bo.
- VI. **New Business:**
  - A. End of Year Preparations: The Board discussed dates to prepare for the annual community meeting. The proposed deed restrictions will go out by October 15<sup>th</sup>, in order to give the community time to review them and send in their votes. The Board plans to walk the community, door to door, in November to collect any votes that have not yet been sent in. Notice and Call for the annual meeting will go out no later than November 12<sup>th</sup>, and will give the neighbors until December 7<sup>th</sup> to send in any nominations for the Board and ACC Committee. On December 10<sup>th</sup> both ballots (for the Board and for the ACC Committee) with all nominations will go out. The annual meeting is scheduled for January 8<sup>th</sup>, 2019.
- VII. **Executive Session – 7:00 PM:**
  - A. ACC Projects: The Board reviewed the report given by the ACC Committee. There were two projects for this month, both for fence replacements. One was for 7806 Board Crossing and the other for 2315 Jefferson Crossing. The address 7806 Board Crossing was approved for the entire replace with the third rail and rot board for the side and back of fencing only. The front rot board was not approved. On the address 2315 Jefferson Crossing, the fence was approved with the understanding that the height reduced to 6ft.
  - B. Deed Violations: The Board reviewed the deed violation report for the month of July. The Board took off the violations that had already been corrected and approved the ones that needed letters sent out.
  - C. Collection Matters: The Board reviewed all the pending litigations and past due accounts and their status'.

VIII. Adjourn: 7:27PM



JoAnn Caldwell, Teas Lakes POA Secretary

on behalf of POA Secretary, President of POA signed  
Elizabeth Keithly