

Teas Lakes POA Board Meeting Minutes

July 14th, 2020

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell, called the meeting to order at 7:07 PM, with the quorum being present via conference call in by Wesley Bolinger. Also present was Shelly Peterson with IMC.

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 June 2020 meeting were read. A motion to approve the minutes was made by Wes and motion was second by JoAnn and approved unanimously.

- III. **Treasurer's Report:** June 2020 financials and bank statements were reviewed. A motion to approve the financials was made by Wes and motion was second by JoAnn and approved unanimously.

IV. **Old Business:**

- A. City of Conroe Compliance on Front Detention & Retention Pond Review: The City of Conroe had requested that the Board remove trees/debris along with excavating the front detention and retention pond to bring it back into compliance with it's original measurements. The City is giving until February 2021 for this project to be completed. JoAnn has received bids from multiple contractors for this project. The Board decided to use Slott Construction for the tree and debris removal in the amount of \$26875.00. Once the trees and debris have been removed, Slott Construction will work with the Board on a quote for the excavation part of the project. Once the quote has been submitted for the excavation, the Board will vote on whether to continue to use Slott Construction or seek another contractor. The Board also decided to complete the entire project at once instead of in phases like originally predicted. With the decision to do the project all at once, the Board decided that they would need to pull money from the Money Market Savings account. The final amount that will be used is undetermined at this time, but will be revisited and voted on in August's meeting. A motion to approve the use of Slott Construction for the tree/debris removal of the front detention and retention ponds was made by JoAnn and motion was second by Wes and approved unanimously.
- B. Teas Lakes POA Website Update: The Board along with the ACC Committee is still working with Shelly to make changes to the website. We will review in August's meeting for an update.

V. **New Business:**

- A. Budget Review: The Board requested a midyear budget review to determine what was predicted to be available throughout the remainder of the year. This would give the Board an idea as to what could be spent on the front detention and retention pond project.
- B. Erosion at Back Pond Bridge: It was brought to the Board's attention that there was some erosion at the back pond around a drainage ditch that needed to be filled in. The Board had Alamo Sprinklers & Lawns give an estimate for the project, in which was in the total of \$741.56. A motion was made via email on 7/8/2020 to use Alamo Sprinklers & Lawns for the erosion project by JoAnn and motion was second via email by Wes and approved unanimously.

- VI. **Open Forum:** No Homeowner's were present for open session quorum.

VII. Executive Session – JoAnn Caldwell called to order Executive Session at 7:16 PM:

A. ACC Projects: The ACC Committee provided the Board with a report for the month of June. The following applications were approved or denied.

1. 2222 Trey Rogillios Way, Concrete Patio, Final Approval 6/09/2020
2. 2209 Highpoint Meadow, Concrete Patio, Denied 6/18/2020 due to encroachment issues

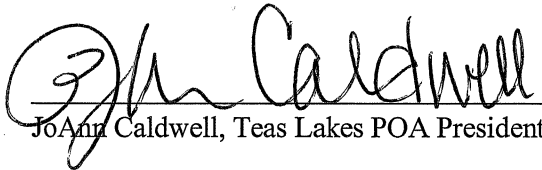
Temporary Approvals waiting on Final Approvals:

1. 7807 Mary Katheryn's Crossing, Garage Door Replacement, Temporary Approval 12/16/2019
2. 2205 Highpoint Meadow, Solar Panels, Temporary Approval 3/11/2020
3. 2201 Nicholas Crossing, Fence Replacement, Temporary Approval 6/15/2020
4. 7800 Niki's Crossing, Fence Replacement, Temporary Approval 6/15/2020
5. 2202 Perkins Crossing, Wood Deck, 5/07/2020

B. Deed Violations: The Board reviewed the Deed Violation Report for the month of June. They have added violations or taken off cured violations. The Board has approved all violation letters or violations that need to be sent to legal for enforcement.

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'. Due to the pandemic the Board decided to hold off on charging late fees to past due accounts. The Board will send out a 209 letter to all late accounts the first part of July. Late fees will be considered at our August 2020 meeting.

VIII. Adjourn: There being no further business, JoAnn Caldwell made a motion to adjourn the meeting and a second was made by Wes Bolinger and approved unanimously. Meeting was adjourned at 7:19 PM.



JoAnn Caldwell, Teas Lakes POA President