

Teas Lakes POA Board Meeting Minutes August 16th, 2022

- I. Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:37 PM, with the quorum being present by Ruth Dane and Wes Bolinger. Also present was Elizabeth Allen with the ACC Committee and Shelly Wich 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 July 2022 meeting was read. A motion to approve the minutes was made by Wes and motion was second by Ruth and approved unanimously.
- III. Treasurer's Report:** The financials and bank reconciliations for July 2022 were reviewed. A motion was made by Wes to approve the financials and motion was second by Ruth and approved unanimously.

IV. Old Business:

- A. Front Detention Pond Mowing Status: The Board had discussed mowing on a regular schedule with Sam Washburn, Alamo Sprinklers & Lawn. It was quoted that if Sam had to cut by hand the price would be \$200 each cut, but would be included at no extra cost if he could get his mowers in regularly. Sam originally had to cut by hand in order to get the detention pond to dry up enough for him to get his mowers in. Since then, Sam has made two cuts by hand and has been able to get his mowers in to mow on his regularly with the weekly schedule.
- B. ACC Guidelines & Application Updates/Review: Bryan sent over a rough draft of the updates on the ACC Guidelines and Application for the Board to review. Shelly, Liz and JoAnn met to go over suggestions and any corrections. Liz is in the process of typing up those corrections to be sent back over to Bryan's office. Once that is done, Bryan will complete the corrections and send them back over for the final review.

V. New Business:

- A. Sign Replacement at Front/Back Pond: Some of the signs around the ponds have faded and/or missing and need to be replaced. At this time there are 4 signs total that need to be replaced. Shelly stated that last time the signs were ordered they were about \$50 each, making the total around \$250 with tax and shipping. A motion was made by Ruth to approve a budget of \$250 for 4 signs to be ordered and motion was second by Wes and approved unanimously.

- VI. Open Forum:** No Homeowners were present for open forum

- VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 6:52 PM:
- A. ACC Projects: The ACC Committee provided the Board with a report for the month of July 2022. The following applications were approved or denied as of July 31st, 2022.

Temporary Approvals waiting on Final Approvals:

1. 2310 Tarrytown Crossing, Roof Replacement & Painting of Exterior Siding/Gutters, Temporary Approval 4/11/2022 (Final Approval Required by 10/11/2022)
2. 2204 Jefferson Crossing, Inground Swimming Pool Installation, Temporary Approval 6/04/2022 (Final Approval Required by 12/04/2022)

Pending Applications:

1. 2312 Highland Crossing, Roof Replacement; application submitted 7/27/2022, still waiting on ACC approval/denial
- B. Deed Violations: The Board did not have a report to review at this time. IMC is in the process of converting to a company that will send a 360 video for violations, however the video that was sent for the month of July is very grainy and unreadable. The Board asked Shelly if she could schedule a regular drive through for the August drive through until the hiccups can be corrected with the new reporting company. Shelly scheduled the Board for August 22nd, 2022.
- 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'.

- VIII. Adjourn:** There being no further business, Ruth made a motion to adjourn the meeting and a second was made by Wes and approved unanimously. Meeting was adjourned at 7:16 PM.

JoAnn Caldwell, Teas Lakes POA President