

## **Teas Lakes POA Board Meeting Minutes August 18th, 2021**

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:29 PM, with the quorum being present by Wes Bolinger and Ruth Dane. 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 2021 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 2021 were reviewed. A motion was made by Wes and motion was second by Ruth and approved unanimously.

IV. **Old Business:**

- A. Front Detention Pond Mowing Status: The Board had received a quoted price from Sam with Alamo Sprinklers and Lawns of \$200 per mow on the detention pond and on an as needed basis. The Board let Sam know in June that the detention pond was in need of mowing, however our area was hit with heavy rains for an extended amount of time, in which caused the detention pond to remain saturated and Sam unable to mow at that time. JoAnn spoke to him on 8/18/2021 and Sam stated that he would let the guys know to try and mow as much as possible on their next scheduled mowing. Sam did state that even though the grass has gotten higher, he would not charge anymore than the original quoted price.
- B. 2021 Texas Legislation Updates: They Board reviewed the updated laws outlined for POA's that will go 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.
- C. Erosion at Back Pond: 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 is still working on getting quotes for this project. They will review again during the September 2021 meeting.

V. **New Business:**

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

**VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 7:25 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of July. The following applications were approved or denied as of July 31st, 2021.

Final Approval/Denied:

Temporary Approvals waiting on Final Approvals:

1. 2303 Oakleaf Hills Circle, Fence Replacement, Temporary Approval 5/05/2021 (Final Approval Required By 11/05/2021)
  2. 2311 Tarrytown Crossing, Roof Replacement, Temporary Approval 5/21/2021 (Final Approval Required by 11/19/2021)
  3. 2201 Highland Hills Drive, Landscaping, Temporary Approval 7/26/2021 (Final Approval Required by 1/26/2022)
- B. Deed Violations: The Board reviewed the deed violation report for the month of August 2021. A motion to approve the violations was made by Wes and motion was second by Ruth and approved unanimously.
- 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, JoAnn made a motion to adjourn the meeting and a second was made by Wes and approved unanimously. Meeting was adjourned at 7:43 PM.

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JoAnn Caldwell, Teas Lakes POA President