

Teas Lakes POA Board Meeting Minutes

August 9th, 2017

- I. Call to Order:** 6:21 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. Treasure's Report:** July 2017 financials and bank reconciliations were reviewed. A motion was made by Bo to approve the financials as read; the motion was second by JoAnn and approved unanimously.
- V. Old Business:**
- A. Fence Follow Up: The Board has asked Glen with Montgomery Co Home Services to repair the fence that was installed crooked. Shelly had sent a 10 day demand letter on July 21st. Glen did respond on August 2nd, stating that he would have the repairs done this month. The Board decided that it would be better to send it to Bryan Fowler's office so a legal demand letter is sent to him giving him 30 days to complete the repairs. If repairs have not been completed within the 30 days from the demand letter, the Board will pursue legal litigation.
 - B. Erosion Behind Front Homes: The Board has still not heard from either homeowner regarding the erosion behind the houses on Teas Lakes Drive. The Board is sending a certified demand letter regarding the drainage pipe that was installed by one homeowner. The Board is giving 10 days for the drainage pipe to be installed correctly before we continue fixing the erosion. If the pipe has not been fixed within that time frame, the Board will proceed in pulling up the drainage pipe and filling in any erosion.
- VI. New Business:**
- A. Back Pond Bridges Staining/Painting: The Board did approve the bid from Woodmaster Homes for painting and staining the back pond pier and bridges. The bid was in the amount of \$3000. The Board did request the community's help on deciding on a color for the paint. The community found it to be in the best interest and for future maintenance that we stay with a brown color. A motion was made by Elizabeth to approve the current bid; the motion was second by Bo and approved unanimously.
- VII. Executive Session – 7:49 PM:**
- A. ACC Projects: The Board did not receive the ACC Report to review which projects there were for this month.
 - B. Deed Violations: The Board reviewed the deed violation report that was submitted on July 31st. The Board added and/or deleted any violations accordingly. The Board approved all violation letters to be sent out.
 - C. Collection Matters: The board did review all pending litigations and past due accounts and their status'. The Board did decide that to have a 209 past due demand letter sent out in May and in September. The Board also decided to have a past due statement sent out in July as a reminder for any past due accounts.

VIII. Adjourned – 7:49 PM


JoAnn Caldwell, Teas Lakes POA Secretary