

# **Teas Lakes POA Board Meeting Minutes**

## **December 11th, 2018**

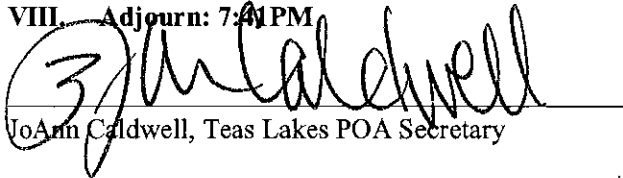
- I. **Call to Order/Proof of Notice:** 6:30 PM; Elizabeth Keithly, JoAnn Caldwell, as well as Shelly Peterson with IMC.
- II. **Proof of Notice:** Documentation showing proof of notice was posted on the bulletin board, both the POA Facebook page and the Teas Lakes Neighbors Facebook page, as well as the website.
- III. **Minutes:** From November 2018 meeting were read. A motion to approve the minutes was made by Elizabeth and motion was second by JoAnn and approved unanimously.
- IV. **Treasure's Report:** November 2018 financials were reviewed and a motion to approve the financials was made by Elizabeth and was second by JoAnn and approved unanimously.
- V. **Old Business:**
  - A. **Budget Review:** The Board wanted to review the mail out fees for the upcoming annual meeting along with the proposed deed restrictions and ballots that were mailed out. The Board discussed printing/mail out options and companies in which JoAnn and Shelly would be getting quotes for those companies. The Board also reviewed Mr. Bryan Fowler's attorney's fees for the retyping of the proposed deed restrictions. Along with these fees the Board also reviewed the proposed budget for 2019 and the Beautification Committee budget. Megan Peppers requested that the Beautification budget be increased for the annual events. The Board agreed to increase the budget making it \$5500 per year. A motion to increase the Beautification budget was made by JoAnn, and motion was second by Elizabeth and approved unanimously.
  - B. **Back Pond Fountain Replacement:** It was brought to the Board's attention in late October that the back pond fountain had stopped working. The Board did receive a bid from Hurricane Lake and Fountain, Inc. in which was approved during November's meeting. The Board decided to go with the same fountain that was originally installed on the back pond, in addition to updating the lights to the new LED lights. Mike Prado has completed installing the new fountain.
- VI. **New Business:**
  - A. **Walk for Votes Plan:** The Board discussed how they were going to accomplish walking door to door for the new proposed deed restrictions ballots. The Board is going to ask for volunteers over facebook to try and gain help from the community. The sections were also split between the Board members to help execute this plan. JoAnn and Bo were to take Sections 1 & 2, while Izzy took on Sections 3 & 4.
  - B. **Preparations for Annual Meeting:** The Board reviewed the budget to be discussed in the annual meeting along with what needed to be on the agenda.
- VII. **Open Forum:**

There were no homeowner's present at the meeting for an open forum.

**VII. Executive Session – 7:34 PM:**

- A. ACC Projects: The ACC Committee did not have a report for the Board to review at this time.
- B. Deed Violations: The Board reviewed the deed violation report for the month of November. 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?. The Board is also requesting an updated report from Bryan Fowler's office for the accounts that he has in his office.

**VIII. Adjourn: 7:41 PM**

  
JoAnn Caldwell, Teas Lakes POA Secretary