

Teas Lakes POA Board Meeting Minutes December 13th, 2022

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 5:43 PM, with the quorum being present by Ruth Dane. Also present was 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 October 2022 meeting was read. A motion to approve the minutes was made by Ruth and motion was second by JoAnn and approved unanimously.

- III. **Treasurer's Report:** The financials and bank reconciliations for October 2022 were reviewed. The Board reviewed the money market savings account and decided to close the account with Woodforest Bank and open a new account with CIT due to the interest earned through CIT would be greater. Our current checking account is already with CIT. A motion was made by Ruth to approve the financials, along with closing the account with Woodforest and reopen at CIT, and the motion was second by JoAnn and approved unanimously.

IV. **Old Business:**

- A. ACC Guidelines & Application Updates/Review: Elizabeth and the ACC Committee has been working on updates for the ACC Guidelines. The Board reviewed the changes submitted by the committee and gave their approval. The Board will discuss the proposed changes at the annual meeting in January and for the homeowner's to get their opinions/input on any additional changes. Liz will then complete the final draft for the Board to approve in February's meeting. Once approved they will be sent over to Porter Law Firm for filing.
- B. Budget Review/End of Year Preparation: The Board is preparing for the annual meeting that is scheduled for January 10th, 2023. Shelly went over the proposed budget for 2023. The budget did change from \$90,000 in 2022 to \$87,500 for 2023. A motion was made by Ruth to approve the 2023 proposed budget and motion was second by JoAnn and approved unanimously.

V. **New Business:**

- A. Back Pond Pier Repair/Painting: It was brought to the Board's attention that the pier at the back pond had some boards that were starting to bow and needed replacing. It is also time to reseal and repaint the pier. The Board will start working on quotes in January to have the boards replaced and the pier repainted/restained.

- B. Tree Trimming at Front Entrance: The Board had some complaints from the homeowners that some tree limbs were hanging over into the line of vision when exiting the neighborhood. JoAnn has already talked with Sam Washburn (Alamo Lawn & Sprinklers) who gave us a quote in the amount of \$150 to remove those limbs. He did state that he was a couple of weeks out on getting us scheduled due to his saw being broken and waiting on a part. A motion was made by Ruth to approve the quote in the amount of \$150 and motion was second by JoAnn and approved unanimously.
- C. Review Attorney Recommendations: The Board has been dissatisfied with Bryan Fowler's office and decided to look at attorney's within the area. Shelly sent the Board information on two different offices that specialized in POA law, Porter Law Firm and The Strong Law Firm. Looking over the fees from each law firm and determining which firm would be the best fit for our association, the Board decided to go with Porter Law Firm. A motion was made by Ruth to approve Porter Law Firm for legal representation and motion was second by JoAnn and approved unanimously.
- D. Resignation of Board Members: Wes Bolinger put in his formal resignation after his property was sold in November. Alek Musulin sent in his formal resignation with his last meeting being December 2022.
- E. Front Fence Repair/Replacement: We had a vehicle accident on League Line Road in which one of the vehicles drove through the front entrance fence on the east side. Shelly is trying to get in contact with insurance companies to see who would be responsible for replacing the fence. She has also reached out to Ready Decks to see about getting a quote to have it fixed. We will revisit in February's meeting.

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

VII. Executive Session: JoAnn Caldwell called to order Executive Session at 6:46 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of October 2022. The following applications were approved or denied as of October 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—Final Approval has expired)
2. 2205 Perkins Crossing, Roof Replacement, Temporary Approval 10/14/2022 (Final Approval Required by 4/14/2023)
3. 2204 Jefferson Crossing, Inground Swimming Pool Installation, Temporary Approval 6/04/2022 (Final Approval Required by 12/04/2022)
4. 2204 Jefferson Crossing, Mini Split AC Unit, Temporary Approval 9/23/2022 (Final Approval Required by 3/23/2023)

5. 7820 Board Crossing, Solar Panels, Temporary Approval 9/23/2022
(Final Approval Required by 3/23/2023)

Applications Submitted Waiting on Temporary Approval or Denial:

1. 7821 Mary Katheryn's Crossing, Permanent Flag Pole, Application
submitted 10/31/2022

- B. Deed Violations: There were no deed violations to review at this time.
- 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'. The Board did approve for Porter Law Firm to take over all collection matters and accounts.

VIII. Adjourn: There being no further business, Ruth made a motion to adjourn the meeting and a second was made by JoAnn and approved unanimously. Meeting was adjourned at 7:09 PM.

JoAnn Caldwell, Teas Lakes POA President

DRAFT ONLY: NOT OFFICIALLY APPROVED