

Teas Lakes POA Board Meeting Minutes

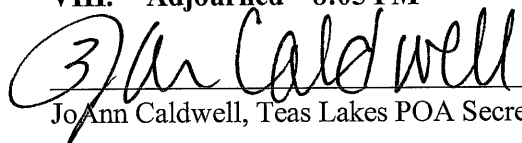
February 15th, 2017

- I. **Call to Order:** 6:21 PM; Elizabeth Keithly, Diane Cooke, 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. **Treasurer's Report:** December 2016 and January 2017 financials and bank reconciliations were emailed to the Treasurer, Bo, before the meeting for review. A motion was made by JoAnn to approve the financials as read; the motion was second by Bo and approved unanimously.
- V. **Old Business:**
 - A. Sign/Banner for Garage Sale: The sign has been ordered and will be in before the next community garage sale in April.
 - B. 2017 Annual Board Meeting Review: The Board discussed their thoughts on how the annual board meeting went.
- VI. **New Business:**
 - A. Front Fence Replacement Costs: The Board reviewed estimates from three different contractors on replacing the front entrance fencing. After reviewing the estimates the Board decided to use JBKP Construction for the project. JoAnn has contacted Texas811 to have all the utility lines marked before JBKP Construction starts with the destruction of the old fencing and puts up the new fencing. The project is set to start the week of February 20th. The motion was made by Elizabeth to approve the fence repairs, and the motion was second by Diane and approved unanimously.
 - B. Donations for Teas Lakes Family: The Board had questions regarding if they were allowed to donate to families in need. Shelly did some research and stated that the Board would not be able to make any donations directly for families, but could help in the planning of any fundraising events.
 - C. Pier Repairs – Status Report on Bids: The Board is still in the process of getting bids for the pier repairs. It has been brought to the Board's attention that the beams that hold the pier up need to be looked at by a professional pier/bulkheading company. The Board will continue efforts to get bids on the pier repairs and will review in March's meeting.
 - D. Landscaping Improvements: JoAnn has spoken with Sam Washburn regarding the dead bushes at the front entrance of the neighborhood. He has stated that he can have the bushes pulled up at no charge. The Board also discussed and agreed upon updating the front flower beds with more color/plants. Sam is going to send over estimates for the updating and also some ideas as to what plants and flowers will be used. Once those are sent over, the Board will review again and make a decision on if and when to start the project. The Board also reviewed bids that were sent in for the back pond pathway upgrade. The Board did decide that the crushed granite was what the pathway would be done in. The Board is now in the process of getting a letter with a voting attachment sent out to the community in order for the members to decide if the pathway project is something the community wants to continue with or scratch the plan altogether. Once the Board has received the votes from the community, they will review the plans for the project again.

VIII. Adjourn to Executive Session – 7:30 PM:

- A. ACC Projects: The board only had one ACC project this month to review. The request was made by 2312 Highland Crossing Drive to put in a storage shed in the back yard. The application was received on February 1st and is currently waiting on approval from the ACC Committee.
- B. Deed Violations: The board had no deed violations to review for this board meeting due to the violation drive through is not scheduled until after the meeting date.
- C. Collection Matters: The board did review all pending litigations and past due accounts and their status'.

VIII. Adjourned – 8:05 PM



JoAnn Caldwell, Teas Lakes POA Secretary