

# **Teas Lakes POA Board Meeting Minutes**

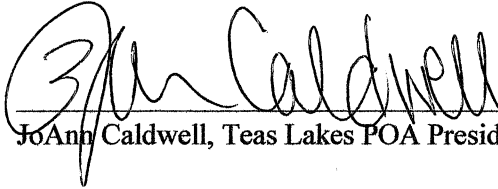
## **December 10th, 2019**

- I. Call to Order/Proof of Notice:** JoAnn Caldwell, called the meeting to order at 6:31 PM, with the quorum being present by Wesley Bolinger. Also present were Shelly Peterson with IMC, along with Elizabeth Allen with the ACC Committee.
- 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 November 2019 meeting were read. A motion to approve the minutes was made by Wes and motion was second by JoAnn and approved unanimously.
- III. Treasurer's Report:** November 2019 financials and bank statements were not available at the time of the meeting.
- IV. Old Business; adjourned executive session and began old business session at 6:38 PM:**
- A. ACC Committee Amended Guidelines Review: In November's meeting Elizabeth Allen submitted the rough draft to the Board for review. The Board gave Liz the corrections that needed to be made and a final copy was then submitted. The Board reviewed the final draft and a motion to approve the ACC Committee Amended Guidelines was made by JoAnn via email and approved unanimously by Wes and Dee. The Board will wait to submit to Bryan Fowler's office for filing until an updated ACC Application is provided. Then all documents will be sent over at once.
  - B. Annual Meeting Review/End of Year Preparation: The Board discussed the upcoming annual meeting and reviewed the submitted volunteers that would be placed on the ballots. Ballots are scheduled to be mailed out on December 19<sup>th</sup>.
- V. New Business:**
- A. Front Pond Fountain Replacement: The Board was made aware that the front pond fountain had stopped working. JoAnn contacted Mike with Hurricane Lake and Fountain, in which he confirmed the fountain would need to be replaced. He quoted an amount of \$4192 plus shipping costs and tax. A motion was made by Wes to approve an amount up to \$5000 for the replacement and motion was second by JoAnn and approved unanimously.
- VI. Open Forum:** No Homeowner's were present for open session quorum.
- VII. Executive Session – JoAnn Caldwell called to order Executive Session at 6:35 PM:**
- A. ACC Projects: The ACC Committee provided the Board with a report for the month of November. The following applications were approved or denied.
    - 1. 2219 Trey Rogillio's Way, Canopy Installation: Denied 11/20/2019
    - 2. 2305 Oakleaf Hills Circle, Pathway Extension: Pending as of 11/12/2019, received incomplete survey, ACC requested more information before decision will be made.
    - 3. 7803 Niki's Crossing, Landscaping/Flower Beds: ACC have requested copy of survey, still pending as of 11/06/2019.
- Temporary Approvals waiting on Final Approvals:
- 1. 7508 Teas Lakes Drive, In Ground Swimming Pool: Temporary Approval 8/02/019, due by 02/02/20.

2. 7508 Teas Lakes Drive, Patio Cover: Temporary Approval on 11/02/2019, waiting on compliance letter verification from City of Conroe.

- B. Deed Violations: The Board did not have a violation report to review for the month of December. However the Board did give Shelly some violations that was seen and needed letters sent out.
- 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 Caldwell made a motion to adjourn the meeting and a second was made by Wes Bolinger and approved unanimously. Meeting was adjourned at 7:15 PM.

  
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JoAnn Caldwell, Teas Lakes POA President