

## **Teas Lakes POA Board Meeting Minutes July 12th, 2022**

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:37 PM, with the quorum being present by Ruth Dane and Alek Musulin. Also present was Elizabeth Allen with the ACC Committee and 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 April 2022 meeting was read. A motion to approve the minutes was made by Ruth and motion was second by Alek and approved unanimously.
- III. **Treasurer's Report:** The financials and bank reconciliations for June 2022 were reviewed. A motion was made by Alek to approve the financials and motion was second by Ruth and approved unanimously.

IV. **Old Business:**

- A. **Front Detention Pond Mowing Status:** The Board had discussed mowing on a regular schedule with Sam Washburn, Alamo Sprinklers & Lawn. Sam quoted a price of \$200 for if he needed to cut by hand, which would include the first initial mow. If the detention pond dried up enough for him to get his regular mowers in, he would add that to his regular mowing schedule at no cost. The Board did approve the \$200 to cut by hand this first time via email. Since Sam has cut the first time, he has been able to get his mowers in on a regular basis.
- B. **2021 Texas Legislation & ACC Application Recoding:** They Board reviewed the updated laws outlined for POA's that went into effect September 1st, 2021. The Board approved the 2021 State Legislative updates that were provided by the attorney, Bryan Fowler and have updated the documents pertaining to our POA in accordance with his recommendation. A motion was made to approve the updates by Wes and motion was second by Ruth and approved unanimously in August's meeting. Bryan has completed and filed the Management Certificate with the courts. Bryan has sent over a rough draft of the updates on the ACC Guidelines and Application for the Board to review. Shelly, Liz and JoAnn met to go over suggestions and any corrections. Those suggestions and corrections have been sent back to Bryan's office. Once those have been made, Bryan will send over the final draft for review.
- C. **Erosion & Drain Rails at Back Pond Update:** The Board was advised by Mike Prado with Hurricane Lake that there was some erosion at the back pond by the overflow drain. The Board has spoke to several different companies in the area who have advised that it was not a major issue at this time. The Board will continue to monitor the erosion and will contact companies if/when the erosion

gets worse. The drain rails will also be monitored to make sure no more slats are broken and will order signage to ensure that neighbors do not play on/around the drainage ditch.

- D. Front Entrance Fence Staining and Sealing Update: The Board received quotes on power washing and resealing the front entrance fence. The Board decided to use J&S Home Renovations with a quoted price of \$2900.00. That project was completed in May 2022. While completing the project Mr. Hinojosa found a broken board that needed to be replaced and needed to trim some shrubs/trees that were along the fence. Another quote was submitted for those items in the amount of \$200, bringing the total cost to \$3100. A motion was made by JoAnn to pay the total amount of \$3100 to J&S Home Renovations and motion was second by Ruth and approved unanimously via email.

**V. New Business:**

- A. New Front Entrance Flag: The Board replaced the old tattered American flag at the front entrance of the neighborhood. That was the last flag that the Board had in storage and a new one needs to be ordered. The total amount for the new flag is \$50.00. A motion was made by JoAnn to order a new flag and motion was second by Ruth and approved unanimously.
- B. New Trees For The Back Pond: Alek had offered to give us two willow trees to be planted around the back pond. At this time the trees are only about 2ft tall, but have the potential to grow much larger over the years. The Board ultimately decided against planting the trees due to the possibility of the growing roots damaging the pathway that is around the pond and the trees blocking the neighbor's views.

**VI. Open Forum:** One homeowner was present for the meeting, but did not have any questions.

**VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 7:04 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the months of April, May and June 2022. The following applications were approved or denied as of June 30th, 2022.

Final Approvals or Denials:

1. 2212 Highland Crossing, Composite Deck in backyard, Final Approval 5/04/2022
2. 8026 N. Tarrytown Crossing, Landscaping, Denied 5/25/2022 due to incomplete application.

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)

2. 2204 Jefferson Crossing, Inground Swimming Pool Installation,  
Temporary Approval 6/04/2022 (Final Approval Required by  
12/04/2022)

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of June 2022. The Board agreed to send out 209 letters to the ones that were still non-compliant, take off the homeowner's who had brought their violations into compliance, and send any violations to Bryan's office who had already been sent a 209 letter. After discussing the report, the Board decided to not send out violations for watering only during the months of July and August due to the extreme temperatures, no rain, and high water/electric bills. We will monitor the extreme conditions over the next couple of months and determine in August's meeting if we can resume watering violations or extend for another month.
- 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 made a motion to adjourn the meeting and a second was made by Ruth and approved unanimously. Meeting was adjourned at 7:28 PM.

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JoAnn Caldwell, Teas Lakes POA President