

## **Teas Lakes POA Board Meeting Minutes July 13th, 2021**

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:30 PM, with the quorum being present by Wes Bolinger and Alek Musulin. 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 June 2021 meeting was read. A motion to approve the minutes was made by Wes and motion was second by Alek and approved unanimously.

- III. **Treasurer's Report:** The financials and bank reconciliations for June 2021 were reviewed. A motion was made by Wes and motion was second by Alek and approved unanimously.

IV. **Old Business:**

- A. **Pruning of Entrance Trees:** The Board had previously approved a quote via email received from Alamo Sprinklers and Lawns in the amount of \$250 per tree, with the total quote being \$1000. Alamo Sprinklers and Lawns has the trees scheduled to be trimmed on July 20th.
- B. **Front Detention Pond Mowing Status:** The Board had received a quoted price from Sam with Alamo Sprinklers and Lawns of \$200 per mow on the detention pond. The Board had previously approved the \$200 bid, but decided to mow on an as needed basis. The Board did agree that the front detention pond was in need of mowing and let Sam know, however there had been heavy rains for most of the month of June. Sam is still trying to allow the area to dry up more before he can get his mower in. He is mowing along the edge of the detention pond and as soon as it is dry enough he will mow the entire area.

V. **New Business:**

- A. **2021 Texas Legislation Updates:** The Board was made aware that the state of Texas Legislation had updated some of the laws outlined for POAs. The Board reviewed the new updates and changes will go into effect starting September 1st, 2021.
- B. **Erosion at the Backpond:** It was brought to the Board's attention that there was some erosion by the overflow drain at the back pond. The Board reviewed the photos that were sent in and will collect bids for the work needed. The Board will review again at the August meeting.

- C. Flag Service Renewal: The Board subscribes to a yearly flag service provided by Five Kids Flag Biz. The annual contract was up for renewal. A motion was made to approve the annual service in the amount of \$120.00 by Wes and motion was second by Alek and approved unanimously.

**VI. Open Forum:** No Homeowner's were present for the open session quorum.

**VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 7:03 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of June. The following applications were approved or denied as of June 30th, 2021.
  - 1. 2213 Highpoint Meadow, Roof Replacement, Originally Denied 5/17/2021, due to black shingles are not an approved color. The shingles were changed to Weatherwood and brought back into compliance.
  - 2. 8009 N. Tarrytown Crossing, Roof Replacement, Final Approval on 06/21/2021

Temporary Approvals waiting on Final Approvals:

- 1. 2303 Oakleaf Hills Circle, Fence Replacement, Temporary Approval 5/05/2021 (Final Approval Required By 11/05/2021)
  - 2. 2311 Tarrytown Crossing, Roof Replacement, Temporary Approval 5/21/2021 (Final Approval Required by 11/19/2021)
- B. Deed Violations: There were no deed violations to review at the time of the meeting.
  - 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 Alek and approved unanimously. Meeting was adjourned at 7:15 PM.

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JoAnn Caldwell, Teas Lakes POA President