

# Teas Lakes POA Board Meeting Minutes

## July 18th, 2019

- I. Call to Order/Proof of Notice:** 6:32 PM; JoAnn Caldwell, Dee Bolton, Wesley Bolinger, Shelly Peterson with IMC, ACC Committee chair Elizabeth Allen, as well as Nathan McCauley.

**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 May 2019 and June 2019 meeting were read. A motion to approve the minutes was made by Dee and motion was second by JoAnn and approved unanimously.

- III. Treasure's Report:** May 2019 and June 2019 financials were reviewed and a motion to approve the financials was made by JoAnn and was second by Dee and approved unanimously.

**IV. Old Business:**

- A. ACC Committee Amended Guidelines Review: The ACC Committee is still working on the updated guidelines. The Board will review again next month to see the progress.
- B. Back Pond Pathway Replacement: They Board had been working on getting quotes to have the back pond pathway redone with decomposed granite and have the concrete rocks removed. The Board received 3 different quotes and ultimately decided to go with Luxscape LLC in the amount of \$38,858.60. Once a start date has been set by the company, the Board will contact the direct neighbors for the entrance paths to advise them of the work that will be done. A motion to approve the quote from Luxscape was made by Dee and was second by Wesley and approved unanimously.
- C. Back Pond Turtle Relocation/Removal Update: AAAC Wildlife Removal (A-All Animal Control) was the company that the Board was using to remove/relocate the turtles from the back pond. The company made a total of 3 trips out to the location, removing 30+ turtles. The total amount paid to AAAC Wildlife came to \$919.05. The job is now complete and all equipment has been picked up by the company.

**V. New Business:**

- A. ACC Application Process & Approval/Denial Letters: The ACC Committee wanted to review the primary letters that are sent out for application approvals or denials. The ACC committee wants to have to 2 stages for the letters, one being a temporary letter stating that there must be a final walk through before final approval, and the second letter being the final approval. Shelly will work with Liz to get those letters updated.
- B. New Board Member Introduction: The Board welcomed Mr. Wesley Bolinger as a newly elected member. Mr. Bolinger will be replacing the past Treasurer. A motion to approve Mr. Bolinger as the new Treasurer was made by Dee and second was made by JoAnn and approved unanimously.

**VI. Open Forum:**

**VII. Executive Session – 8:20 PM:**

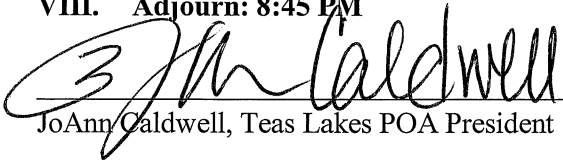
- A. ACC Projects: The ACC Committee provided the Board with a report for the month of May and June. The following applications were approved or denied.
1. 2312 Perkins Crossing, Outdoor Patio Curtains: Final Approval 5/21/19
  2. 2223 Highland Hills Drive, Back Patio Awning: Denied 5/15/19
  3. 2319 Tarrytown Crossing, Solar Panels: Final Approval 6/13/19
  4. 8036 N. Tarrytown Crossing, Wood Trashcan Platform: Denied 6/07/19

5. 7800 Board Crossing, Fence Replacement: Temporary Approval 6/27/19

6. 7801 Mary Kathryn's Crossing, Repair Existing Gate/Fence: Temporary Approval on 3/16/19, the ACC Committee met with the contractor on 6/03/19 to explain what needed to be done to be brought into compliance, but as of 6/30/19, the fence/gate has not been completed.

- B. Deed Violations: The Board reviewed the deed violation report for the month of June and July. The Board took off the violations that had already been corrected and approved the ones that needed letters sent out. They also approved the violations that needed to be sent to Bryan Fowler's office for further enforcement. The Board discussed reminder letters once again and agreed that repeat violators will no longer get a courtesy letter. A motion to approve no courtesy letters for repeat violators was made by Dee and second was made by Wesley and approved unanimously.
- 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: 8:45 PM**

  
JoAnn Caldwell, Teas Lakes POA President