

# Teas Lakes POA Board Meeting Minutes

## June 9th, 2020

- I. Call to Order/Proof of Notice:** JoAnn Caldwell, called the meeting to order at 6:35 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 February 2020 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:** May 2020 financials and bank statements were reviewed. A motion to approve the financials was made by Wes and motion was second by JoAnn and approved unanimously.

**IV. Old Business:**

**V. New Business:**

- A. **Front Entrance Fence Replacement:** The Board had been communicating via emails during the stay at home order during the Covid-19 pandemic. During that time the Board had reviewed quotes on the front fence to be replaced. The Board had decided to go with Ready Decks in the amount of \$13485.00. It was approved unanimously via email, but Wes made a motion during our meeting to approve Ready Decks and motion was second by JoAnn and approved unanimously.
- B. **Update Teas Lakes POA Website:** The Board reviewed the current webpage for the POA and decided that it was time to update it. JoAnn went through and made her notes as to what she wanted changed and emailed to the rest of the Board for their notes as well. Elizabeth, with the ACC Committee, had some changes that she wanted made to the webpage as well. The Board along with the ACC Committee will have all changes they want done submitted by July 2020's meeting for Shelly to update.
- C. **Tachus – New Internet Provider:** It was in the interest of several homeowner's that the Board searched for a new internet provider for the neighborhood. Ultimately Tachus was a new upcoming provider that was willing to dig lines for Teas Lakes. They had opened registration for 3 months and needed a minimum of 100 homeowner's to sign up. With them receiving the huge amount of interest and registrations, they started digging lines within the utility easements in May.
- D. **City of Conroe Compliance on Front Detention & Retention Pond:** The Board had received a letter from the City of Conroe back in March before the pandemic hit stating that the front detention pond and retention pond was not up to code and needed to be cleared along with excavated. JoAnn is in contact with the City Engineer and the City Enforcement Department. They have agreed to give us a timeline of 9 months to get the project completed. Shelly had to request a copy of the plans for the ponds from the original engineer when the ponds were first dug out. JoAnn has been calling contractors to get estimates for the project. Once estimates come in, the Board can make a decision who to use and start the project. We will review again in July's meeting.
- E. **Front Entrance Sprinkler Overflow Replacement:** During the front fence replacement, the contractor accidentally hit and broke our sprinkler overflow valve. We had to have Sam Washburn with Alamo Sprinklers replace the valve. The Board reviewed his estimate in the amount of \$411.35 for the replacement and unanimously agreed to have it replaced and charged back to Ready Decks. Ready Decks agreed to pay for the damage and have it taken out of their final check.

- F. Back Pond Drainage Ditch Cleanup: The back pond drainage ditch had been collecting sand and debris over the last couple of years and needed to be cleaned out in order to properly drain. The Board had Sam Washburn, with Alamo Sprinklers, give an estimate which was in the amount of \$297.69. The Board voted on May 20<sup>th</sup> via email and agreed unanimously to have it cleaned out.
- G. Front Entrance Sign-Light-Bulb-Replacement: It was brought to the Board's attention by another homeowner that the entrance sign lights on the exit side were out. JoAnn contacted A&H Electric to get an estimate for repair. The estimate was in the amount of \$582.00. The Board voted via email on May 12<sup>th</sup> to approve the amount and have the lights repaired. When the final invoice came in from A&H Electric after they had repaired the lights, the total was \$397.82. A motion was made by Wes to approve the final amount of \$397.82 and the motion was second by JoAnn and approved unanimously.

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

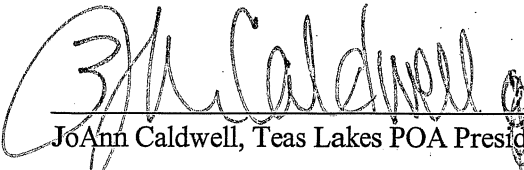
**VII. Executive Session – JoAnn Caldwell called to order Executive Session at 7:30 PM:**

- A. ACC Projects: The ACC Committee provided the Board with a report for the months of February, March, April, and May. The following applications were approved or denied.
1. 2202 Perkins Crossing, Solar Panels, Final approval on 4/06/2020
  2. 2304 Perkins Crossing, Landscaping, Final approval on 2/17/2020
  3. 7508 Teas Lakes Drive, In-Ground Swimming Pool, Walkway & Patio Cover, Final approval on 3/11/2020
  4. 2305 Perkins Crossing, Solar Panels & Roof Replacement, Final approval for rood replacement on 4/27/2020, Final approval for solar panels on 5/18/2020

Temporary Approvals waiting on Final Approvals:

1. 7807 Mary Katheryn's Crossing, Garage Door Replacement, Temporary Approval 12/16/2019
  2. 2205 Highpoint Meadow, Solar Panels, Temporary Approval 3/11/20
  3. 2222 Trey Rogillios Way, Concrete Patio, Temporary Approval 5/18/2020
  4. 2202 Perkins Crossing, Wood Deck, Temporary Approval 5/07/2020
  5. 2209 Highpoint Meadow, Concrete Patio, application was submitted on 5/21/2020, but the application is pending clarification on additional patio footage that was not included in the application, but on the drawings.
- B. Deed Violations: IMC have been under a stay at home order during the pandemic and unable to do drive throughs at this time. The Board decided to hold all drive throughs until July when hopefully the order is lifted.
- 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'. Due to the pandemic the Board decided to hold off on charging late fees to past due accounts. The Board will send out a 209 letter to all late accounts the first part of July. Late fees will be considered at our August 2020 meeting.

**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 8:21 PM.

  
JoAnn Caldwell, Teas Lakes POA President