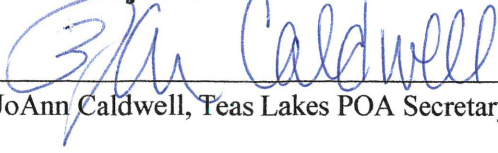


# Teas Lakes POA Board Meeting Minutes

## June 13th, 2017

- I. **Call to Order:** 6:25 PM; Elizabeth Keithly, Bo Arguello and JoAnn Caldwell were present as well as Shelly Peterson with IMC.
- II. **Proof of Notice:** Documentation showing notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page, Signs posted at entrance of community, as well as the website.
- III. **Minutes:** From previous meeting were read. Motion to approve minutes was made by Bo and motion was second by Elizabeth and approved unanimously.
- IV. **Treasure's Report:** May 2017 financials and bank reconciliation for the Money Market Account only were reviewed. The bank reconciliation for the main checking was unavailable at the time of the meeting. A motion was made by JoAnn to approve the financials as read; the motion was second by Bo and approved unanimously.
- V. **Old Business:**
  - A. **Follow Up on Front Landscaping and Fence:** Bo and JoAnn will walk around the front pond and determine which shrubs/bushes need to be removed from the property. Once that is done, JoAnn will get with Alamo Lawn & Sprinklers for an estimate on the removal of such shrubs/bushes. On the front fence that was installed by Montgomery Co. Home Services, Shelly has emailed Glen to get an eta as to when he plans to come out and correct the issues with the installation. As of now we are still waiting to hear back from Glen.
  - B. **Back Pond Pier Repair Bid Status:** The Board has been gathering bids on the replacement of the back pond pier. The Board reviewed those bids and decided to use WoodMaster Homes for the estimated price of \$7932.00. A motion was made by Bo to approve the bid, and motion was second by Elizabeth and approved unanimously.
- VI. **New Business:**
  - A. **Erosion Behind Front Homes:** It was brought to the Board's attention that there was a drainage pipe coming from a neighbor's back fence which was causing some erosion behind that house. The Board contacted the homeowner to try and resolve this issue and have a proper drain installed. JoAnn will meet with the homeowner and Sam, with Alamo Lawn & Sprinklers, on Friday, June 16<sup>th</sup>, to come up with a course of action for repairs. The Board will revisit the issue once that meeting has taken place.
  - B. **Back Pond Lighting:** The Board will be looking into purchasing solar lights for the back pond pier for when it is repaired. The Board will discuss the lighting again next month once the pier is completed.
- VIII. **Executive Session – 7:20 PM:**
  - A. **ACC Projects:** Ruben Borjas submitted his monthly report with all the ACC applications for this month. There was one application for a storage shed and one application for a privacy fence to hide waste containers. The Board reviewed these projects along with the approvals.
  - B. **Deed Violations:** The Board reviewed the deed violation report that was submitted on May 31<sup>st</sup>. The Board approved the letters that were mailed out and any deed restriction demand letters that need to be sent to Bryan Fowler's office.
  - C. **Collection Matters:** The board did review all pending litigations and past due accounts and their status'. The Board did approve for four delinquent homeowners be sent to Bryan Fowler's office.

VIII. Adjourned - 8:43 PM

A handwritten signature in blue ink, appearing to read 'JoAnn Caldwell', is written over a horizontal line.

JoAnn Caldwell, Teas Lakes POA Secretary