

Teas Lakes POA Board Meeting Minutes June 13th, 2023

- I. Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 5:59 PM, with the quorum being present by Ruth Dane. Also present was Lindi Almendarez 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 May 2023 meeting was read. A motion to approve the minutes was made by Ruth and motion was second by JoAnn and approved unanimously.

- III. Treasurer's Report:** The financials and bank reconciliations for May 2023 were reviewed. A motion was made by Ruth to approve the financials and the motion was second by JoAnn and approved unanimously.

IV. Old Business:

- A. **Back Pond Pathway Erosion & French Drain Installation:** It was brought to the Board's attention that there were some parts of the pathway washing out along the hill at the Oakleaf Circle entrance and some parts were holding water on the east side of the pond. JoAnn contacted Sam Washburn with Alamo Sprinkler & Lawns, in which he gave a quote in the amount of \$270.63 to fill in the eroded areas with more crushed granite. The Board decided not to have a french drain installed at this time, due to the pathway does dry up quickly. A motion was made via email by JoAnn to approve the amount for the erosion and the motion was second by Ruben and approved unanimously.

V. New Business:

- A. **Sprinkler Repair at Entrance:** JoAnn noticed that a sprinkler head was not spraying the way it should and contacted Sam Washburn to look at it. Once he determines if the sprinkler head needs to be replaced or not, he will send us an invoice. The board was in agreement via email to have him replace if need be.
- B. **Drainage Ditch Clean Out on N. Tarrytown:** The Board has Sam Washburn clean out the drainage ditch once every year to two years. Sam gave a quote in the amount of \$589.96 to remove all the sand and debris. A motion was made by JoAnn via email to approve the amount quoted and motion was second by Ruben and approved unanimously.

VI. Open Forum:

VII. Executive Session: JoAnn Caldwell called to order Executive Session at 6:04 PM:

- A. ACC Projects: The Board reviewed the ACC/ARC Report for the month of May 2023. The following applications were approved or denied as of May 31st, 2023.

Temporary Approvals waiting on Final Approvals:

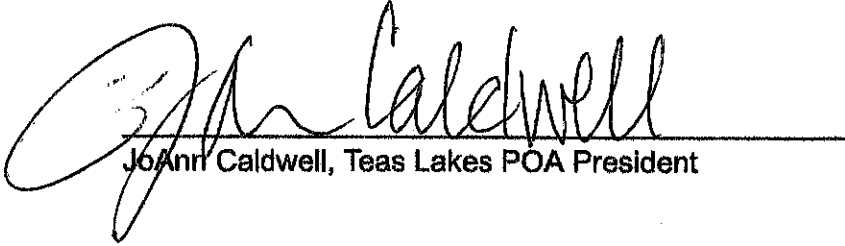
1. 2204 Jefferson Crossing, Inground Swimming Pool Installation, Temporary Approval 6/04/2022 (Final Approval Required by 12/04/2022 - Final Approval has Expired, ACC Requesting Final Inspection from City of Conroe)
2. 2216 Highpoint Meadow, Roof Replacement, Temporary Approval 3/16/2023 (Final Approval Required by 9/16/2023)
3. 2303 Perkins Crossing Drive, Concrete Slab Addition and Gazebo Installation, Temporary Approval 5/05/2023 (Final Approved Required by 11/05/2023)
4. 2300 Oakleaf Circle, Roof Replacement & Exterior Painting, Temporary Approval 2/10/2023 (Final Approval Required 8/02/2023)

Received Applications Waiting on Approval/Denial:

1. 2203 Highpoint Meadow, Patio, Application Submitted 3/1/2023 (awaiting permits from City of Conroe)
2. 7512 Teas Lakes Drive, Pergola, Application Submitted 5/11/2023
3. 7703 Board Crossing, Roof Replacement, Application Submitted 5/15/2023
4. 7806 Mary Katheryn's Crossing, Patio, Application Submitted 3/1/2023 (awaiting permits from City of Conroe)
5. 2310 Tarrytown Crossing, Window and Door Replacement, Application Submitted 3/9/2023 (awaiting permits from City of Conroe)

- B. Deed Violations: The Board was in agreement to give the 360 Compliance car a trial period. The Board gave a trial period of 2 months, in which the Board was unhappy with the service provided. They did decide not to use the 360 Compliance for future drive throughs. Lindi drove the community and provided a Report for June 2023. The Board reviewed the report and approved any letters that needed to be sent out.
- C. Collection Matters: The Board reviewed all the pending litigations that are currently at Chris Archambault's office and past due accounts and their status. A motion was made by Ruth to send any past due accounts over the amount of \$600 to Chris's office, the motion was second by JoAnn and approved unanimously.

VIII. Adjourn: There being no further business, Ruth made a motion to adjourn the meeting and a second was made by JoAnn and approved unanimously. Meeting was adjourned at 6:15 PM.



JoAnn Caldwell, Teas Lakes POA President