

Teas Lakes POA Board Meeting Minutes June 8th, 2021

- I. Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:38 PM, with the quorum being present by Wes Bolinger, Ruth Dane and Alek Musulin. Also present was Elizabeth Allen with the ACC Committee and 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 May 2021 meeting was read. A motion to approve the minutes was made by Ruth and motion was second by Wes and approved unanimously.

- III. Treasurer's Report:** There were no bank statements or financials to review at this time.

- IV. Old Business:**

- V. New Business:**

- A. Pruning of the Front Entrance Trees: The Board reviewed a quote they received from Sam with Alamo Sprinklers and Lawns in the amount of \$1200. Before approving said quote, the Board wanted to check with Sam and see if he could go down on the pricing to \$250 a tree instead of the quoted price of \$300 per tree. Once the Board hears back from Sam, they will then vote and make a decision via email.
- B. Front Detention Pond Mowing: 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 with the heavy rains for the last couple of weeks, Sam's crew has not been able to get a mower in the area. Once he is able to get in the area, he will send an invoice separately from his monthly contract invoices.

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

- VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 6:45 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of May. The following applications were approved or denied as of May 31st, 2021.

1. 2303 Oakleaf Hills Circle, Landscaping, Final Approval 5/19/2021

2. 2320 Tarrytown Crossing, Cutting Trees due to Erosion, Final Approval 5/17/2021
3. 2213 Highpoint Meadow, Roof Replacement, Denied 5/17/2021, due to black shingles are not an approved color.

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)
3. 8009 N. Tarrytown Crossing, Roof Replacement, Temporary Approval 5/26/2021 (Final Approval Required by 11/26/2021)

- B. Deed Violations: Due to the amount of rain in the month of May, Shelly was unable to do our violation drive through at that time. She was able to complete the drive through on June 7th, however the Board has not had ample time to review the report before this meeting. The Board will review all violations in which will then agree on which letters that will need to be mailed out and which ones need to be taken off via email.
- 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 Ruth and approved unanimously. Meeting was adjourned at 7:14 PM.

JoAnn Caldwell, Teas Lakes POA President