

# Teas Lakes POA Board Meeting Minutes

## March 22nd, 2018

- I. **Call to Order/Proof of Notice:** 6:33 PM; Elizabeth Keithly, Bo Arguello, JoAnn Caldwell, Shelly Peterson with IMC, as well as Wesley Bollinger, 2205 Nicholas Crossing, were present.
- II. 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.
- III. **Minutes:** From February 2018 meeting were read. A motion to approve the minutes was made by Elizabeth and motion was second by Bo and approved unanimously.
- IV. **Treasure's Report:** February 2018 financials and bank reconciliations were reviewed. The financials were not approved due to the Receivables & Deposits did not match. Shelly will be looking into them and resubmitting to the Board as soon as she can.
- V. **Old Business:**
  - A. Restocking Back Pond: The Board had ordered porcupine fish attractors per Mike Prado's suggestion. He had stated that once those were ordered and in place he would schedule the restocking of the back pond. Since the attractors have been ordered and placed, JoAnn will be emailing him to schedule the restocking.
  - B. Volunteers for Restrictions Committee: Elizabeth is going to be handling the meetings for the committee and getting all information to the members. Elizabeth has sent out to all the members that the meeting is scheduled for April 18<sup>th</sup> at 630pm, at the Montgomery County Library. She will keep the Board up to date on the status of the committee.
- VI. **New Business:**
  - A. Budget Review: The Board wanted to compare the budget from what was spent in 2017 versus the proposed budget for 2018. This review would determine what projects the Board wanted to continue or table for future dates.
    - A. Oakleaf Landscaping: The Board decided to table this project until mid/end of the year. They will review again around the fall season.
    - B. Front Fence Replacement: The Board decided to table the front fence repair until they had heard back from Bryan Fowler on the lawsuit against Montgomery Co. Home Services. As of now, the Board is predicting the repair not take place until January 2019.
  - B. Spring/Easter Community Event: Megan Peppers has been in charge of the Community Easter Celebration event. She has done an amazing job on staying within budget for this event and has purchased items that will be reusable for future years to come.
- VII. **Executive Session – 7:38 PM:**
  - A. ACC Projects: The Board reviewed the report given by the ACC Committee. There were several applications for this month. There were two for a storage building to be installed, 2301 Highland Crossing and 7803 Niki's Crossing, in which both were approved. One was for an alteration to an original fence without an ACC application for 2211 Jefferson Crossing. The ACC Committee has finalized this letter sent out stating that any future fence replacements will need to involve an ACC application on file. Then there were two homes that received letters from the ACC Committee regarding unacceptable play structures in which the Committee requested action on for 8030 N. Tarrytown and 2319 Jefferson Crossing, in which these two cases are still on-going and not finalized.

- B. Deed Violations: The Board reviewed the deed violation report for this month. The Board did take off some that had already been corrected by the homeowner and approved for the remaining violation letters to be sent out.
- C. Collection Matters: The Board reviewed all the past due accounts and their status'. A motion was made by Elizabeth that any accounts that owed over the amount of \$650 were to be sent to Bryan Fowler's office, the motion was second by Bo and approved unanimously. Shelly has already sent out 209 letters for the past due accounts and once the certified mail card/unsigned letter is returned to her office, she will forward to Bryan's office. The Board also reviewed the status report from Bryan of the open cases still at his office and approve of the ones that are still there.

**VIII. Adjourn: 8:36 PM**

  
JoAnn Caldwell, Teas Lakes POA Secretary