

Teas Lakes POA Board Meeting Minutes March 14th, 2023

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:20 PM, with the quorum being present by Ruben Borjas. Also present was Tammy Perry and Lindi Almendarez with IMC, and 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 2023 meeting was read. A motion to approve the minutes was made by Ruben and motion was second by JoAnn and approved unanimously.

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

IV. **Old Business:**

- A. ACC Guidelines & Application Final Review: Elizabeth and the ACC Committee has been working on updates for the ACC Guidelines and ACC Application. Liz submitted the finalized updates for the board to review. Once the Board approves, the updated guidelines, application and variance form will be sent to Porter Law Firm for recording. A motion was made by Ruben and motion was second by JoAnn and approved unanimously.
- B. Back Pond Pier Repair/Painting Updates: The Board previously approved, in February's meeting, an estimate in the amount of \$2381.50 from Lake Conroe Handyman. The project has been completed with the boards being replaced where needed and the pier being painted.
- C. Front Fence Repair/Replacement: There was a vehicle accident on League Line Road in which one of the vehicles drove through the front entrance fence on the east side. The Board received an estimate from Lake Conroe Handyman in the amount of \$286.86 to repair the portion of fencing that was damaged. A motion was made by Ruben and motion was second by JoAnn and approved unanimously.

V. **New Business:**

- A. Erosion at Back Pond (Siegen Drive): It was brought to the Board's attention that there was some erosion at the back pond close to a homeowner's property. The Board worked with the homeowner to determine who's property the erosion was on or if both parties would be responsible for costs. The Board received the homeowner's plot map and determined the erosion was all on the common area property. The Board had previously reached out to Sam Washburn with Alamo

Sprinklers & Lawns for an estimate. A motion was made by Ruben to approve Sam's estimate in the amount of \$460.06 to repair the erosion damage, and motion was second by JoAnn and approved unanimously.

VI. Open Forum: No Homeowners were present for open forum

VII. Executive Session: JoAnn Caldwell called to order Executive Session at 6:28 PM:

A. ACC Projects: The ACC Committee provided the Board with a report for the months of February 2023. The following applications were approved or denied as of February 28th, 2023.

Temporary Approvals waiting on Final Approvals:

1. 7821 Mary Katheryn's Crossing, Permanent Flag Pole, Temporary Approval 11/08/2022 (Final Approval Required by 5/08/2023)
2. 2205 Perkins Crossing, Roof Replacement, Temporary Approval 10/14/2022 (Final Approval Required by 4/14/2023)
3. 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)
4. 2204 Jefferson Crossing, Mini Split AC Unit, Temporary Approval 9/23/2022 (Final Approval Required by 3/23/2023)
5. 2222 Highland Hills, Fencing, Temporary Approval 2/10/2023 (Final Approval Required by 8/10/2023)
6. 2300 Oakleaf Circle, Roof Replacement & Exterior Painting, Temporary Approval 2/10/2023 (Final Approval Required 8/02/2023)

Final Approvals:

1. 2300 Highland Crossing, Backyard Concrete Patio Extension, Final Approval 1/18/2023 (Awaiting Final Approval Letter)

B. Deed Violations: The Board reviewed the Deed Violation Report for the month of February and March 2023. The Board agreed to send out 209 letters to the ones that were still non-compliant, take off the homeowner's who had brought their violations into compliance, and send any violations to Chris' office who had already been sent a 209 letter.

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'. The Board did approve for late fees and interest to be added to all past due accounts on April 1st. Once those fees have been added, a new statement will be mailed to homeowners. A motion to approve the late fees was made by JoAnn and motion to second by Ruben and approved unanimously.

VIII. Adjourn: There being no further business, JoAnn made a motion to adjourn the meeting and a second was made by Ruben and approved unanimously. Meeting was adjourned at 6:49 PM.

JoAnn Caldwell, Teas Lakes POA President