

# Teas Lakes POA Board Meeting Minutes


## February 11th, 2020

- I. Call to Order/Proof of Notice:** JoAnn Caldwell, called the meeting to order at 6:36 PM, with the quorum being present by Wesley Bolinger. Also present were Shelly Peterson with IMC, along with 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 December 2019 meeting were read. A motion to approve the minutes was made by Wes and motion was second by JoAnn and approved unanimously.
- III. Treasurer's Report:** December 2019 financials and bank statements were reviewed. A motion to approve the financials was made by Wes and motion was second by JoAnn and approved unanimously.
- IV. Old Business:**
- A. Annual Meeting Review: The Board was please at how well the annual meeting had went. No major concerns at this time from the homeowner's. Mr. Jim Hensley was the only write in name for the ACC Committee, in which he did not get enough votes to claim a chair on the committee.
  - B. Updated ACC Guidelines: The new updated guidelines were recorded in January 2020 and will now be updated on the Teas Lakes POA website and facebook page.
- V. New Business:**
- A. Christmas Light Upgrade to LED: The Board had discussed via email updating the current Christmas lights to LED bulbs in which everyone was in agreeance to upgrade. Pricing from Light up Texas for the upgrade would be \$541.58. A motion to approve the upgrade was made by Wes and a motion was second by JoAnn and approved unanimously.
  - B. Front Pond Fountain Replacement: The Board was made aware of the front pond fountain needing to be replaced in December 2019. The Board approved a maximum amount of \$5000 for the replacement in December. The fountain was replaced by Hurricane Lake and Fountain. The total cost of the replacement came to \$4681.43. A motion to approve the amount of \$4681.43 was made by Wes and a motion was second by JoAnn and approved unanimously.
- VI. Open Forum:** No Homeowner's were present for open session quorum.
- VII. Executive Session – JoAnn Caldwell called to order Executive Session at 7:32 PM:**
- A. ACC Projects: The ACC Committee provided the Board with a report for the months of December and January. The following applications were approved or denied.
    - 1. 2305 Oakleaf Hills Circle, Pathway Extension: Denied 12/06/2019
    - 2. 7803 Niki's Crossing, Landscaping/Flower Beds: ACC requested copy of survey, was pending as of 11/06/2019, but on 12/10/2019 the homeowner pulled the original application and decided not to follow through on the project.
- Temporary Approvals waiting on Final Approvals:
- 1. 7807 Mary Kathryn's Crossing, Garage Door Replacement, Temporary Approval 12/16/2019
  - 2. 7508 Teas Lakes Drive, In Ground Swimming Pool/Walkway: Temporary Approval 10/10/019, Waiting on compliance verification from City of Conroe.

2. 7508 Teas Lakes Drive, Patio Cover: Temporary Approval on 11/02/2019, waiting on compliance verification from City of Conroe.

- B. Deed Violations: The Board reviewed the violation report for the month of January 2020. The Board took off violations that had been resolved and added any that needed to be added.
- 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 Caldwell made a motion to adjourn the meeting and a second was made by Wes Bolinger and approved unanimously. Meeting was adjourned at 7:44 PM.

  
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JoAnn Caldwell, Teas Lakes POA President