

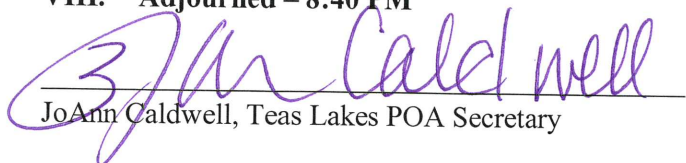
Teas Lakes POA Board Meeting Minutes

March 22nd, 2017

- I. **Call to Order:** 6:26 PM; Elizabeth Keithly, Bo Arguello, and JoAnn Caldwell were present as well as Shelly Peterson with IMC.
- II. **Proof of Notice:** Documentation showing notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page as well as the website.
- III. **Minutes:** From previous meeting were read. Motion to approve minutes was made by Elizabeth and motion was second by Bo and approved unanimously.
- IV. **Treasure's Report:** February 2017 financials and bank reconciliations were reviewed by the Board. The financials were not approved due to a discrepancy with the totals. Shelly will be looking into the financials and find out why there is a difference in totals.
- V. **Old Business:**
 - A. **Front Fence Replacement Costs:** The fence repairs have been completed and Montgomery Co. Home Services have been paid. However, the Board is concerned about the fence being uneven and very crooked. Shelly is going to email Mr. Glen Martin, owner of Montgomery Co. Home Services, and ask him to take a look at the fence and see what can be done on correcting the issue.
 - B. **Landscape Improvements Discussion:** The Board reviewed the diagrams that Alamo Sprinklers & Lawns, Inc. drew up, along with the bids for the redesign of the front entrance flower beds. The Board was concerned with some of the plants that were suggested and also with the pricing. JoAnn will email and work alongside Sam Washburn to try and come up with a revised diagram and bid. The Board will review again once that is complete.
- VI. **New Business:**
 - A. **Review Back Pond Letter and Mailing Options:** The Board agreed to send the community a letter giving them an option on voting for or against the new pathway around the back pond in February's meeting. However, the Board decided to table the back pond pathway revision and will revisit the topic during the yearly meeting in January 2018.
 - B. **April Community Garage Sale:** The Board received the garage sale banner that will be placed at the front of the neighborhood during community garage sale events. The Board also had asked the community on a specific weekend to do the April garage sale via Facebook. The results of that vote were for March 31st – April 2nd. The Board will have IMC file for the community permit, as well as place an ad in the local paper advertising the garage sale.
 - C. **Director Resignation:** The Board received Mrs. Diane Cooke's resignation letter shortly before the start of the meeting.
- VIII. **Adjourn to Executive Session – 8:27 PM:**
 - A. **ACC Projects:** There were no new ACC projects to discuss, however the Board did review a previously approved application for 7822 Board Crossing. The Board discussed that before the homeowner sent in the application they did not share any portion of fencing between their neighbors at 2213 Highland Crossing. The request was to move their fencing forward several feet. With the approval and completion, the fencing became attached and a portion of the fence was now shared with their neighbor. The Board agreed that both homeowners need to have a Liability Waiver signed making both parties responsible for any future costs and concerns regarding the shared fencing.

- B. Deed Violations: The board had no deed violations to review for this board meeting due to the violation drive through is not scheduled until after the meeting date.
- C. Collection Matters: The board did review all pending litigations and past due accounts and their status'. The Board approved for the late fees and interest to be added on any past due accounts.

VIII. Adjourned – 8:40 PM


JoAnn Caldwell, Teas Lakes POA Secretary