

Teas Lakes POA Board Meeting Minutes March 8th, 2022

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:30 PM, with the quorum being present by Wes Bolinger 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 February 2022 meeting was read. A motion to approve the minutes was made by Wes and motion was second by Alek and approved unanimously.

- III. **Treasurer's Report:** The financials and bank reconciliations for February 2022 were reviewed. While reviewing the financials, the Board was informed that there was extra money left over from the 2021 budget. The Board advised Shelly to transfer the extra \$2500 into the Money Market Savings Account. A motion was made by Alek to transfer the money along with approve the financials and motion was second by Wes and approved unanimously.

IV. **Old Business:**

- A. **Front Detention Pond Mowing Status:** The Board is still working on getting quotes from different companies to have the detention pond mowed. The Board will revisit in March after receiving more quotes.
- B. **2021 Texas Legislation & ACC Application Recoding:** They Board reviewed the updated laws outlined for POA's that went into effect September 1st, 2021. The Board approved the 2021 State Legislative updates that were provided by the attorney, Bryan Fowler and have updated the documents pertaining to our POA in accordance with his recommendation. A motion was made to approve the updates by Wes and motion was second by Ruth and approved unanimously in August's meeting. Bryan has completed and filed the Management Certificate with the courts. Bryan has sent over a rough draft of the updates for the Board to review. Once the Board has made any corrections, they will forward back to Bryan for a final review.
- C. **Erosion & Drain Rails at Back Pond Update:** The Board was advised by Mike Prado with Hurricane Lake that there was some erosion at the back pond by the overflow drain. The Board has spoke to several different companies in the area who have advised that it was not a major issue at this time. The Board will continue to monitor the erosion and will contact companies if/when the erosion gets worse. Shelly has contacted the city regarding some missing slats on the box drains. The city advised that it was the Board's responsibility in fixing the slats and a permit was not needed. The Board is still working on quotes to repair

the broken slats on the box drains.

V. New Business:

- A. Board Insurance Quotes Review: The Board was sent their annual premiums for the Directors & Officers Liability policy along with the Crime Liability policy. The Board did agree to approve the premiums so coverage did not lapse, however the Board is requesting quotes with other companies be provided to guarantee that they are getting the best pricing.

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

VII. Executive Session: JoAnn Caldwell called to order Executive Session at 7:15 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of February 2022. The following applications were approved or denied as of February 28th, 2022.

Temporary Approvals waiting on Final Approvals:

1. 2303 Oakleaf Hills Circle, Fence Replacement, Temporary Approval 5/05/2021; Granted extension on 2/16/2022 (Final Approval Required By 5/17/2022)
2. 2227 Highpoint Meadow, Exterior Painting, Temporary Approval 1/31/2022 (Final Approval Required by 7/31/2022)

Expired Applications Will Need to Resubmit Application:

1. 2201 Highland Hills Drive, Landscaping, Temporary Approval 7/26/2021 (Final Approval Required by 1/26/2022) Project was never started/completed. A new application is required.

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of February 2022. The Board agreed to send out 209 letters to the ones that were still non-compliant and take off the homeowner's who had brought their violations into compliance.
- 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 Wes and approved unanimously. Meeting was adjourned at 7:35 PM.

JoAnn Caldwell, Teas Lakes POA President