

Teas Lakes POA Board Meeting Minutes

May 9th, 2017

- I. **Call to Order:** 5:59 PM; Elizabeth Keithly and JoAnn Caldwell were present as well as Shelly Peterson with IMC and the ACC Committee, Ruben Borjas, Paul Bennett, and Tom Sedita.
- II. **Proof of Notice:** Documentation showing notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page, Signs posted at entrance of community, 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 JoAnn and approved unanimously.
- IV. **Treasure's Report:** April 2017 financials and bank reconciliations were reviewed. A motion was made by JoAnn to approve the financials as read; the motion was second by Elizabeth and approved unanimously.
- V. **Old Business:**
 - A. Status of Front Landscaping: The Board had Alamo Sprinklers & Lawn, Inc. redesign the front landscaping and had those plants/flowers planted. Alamo Sprinklers did remove all the dead shrubbery, but the Board is going to walk the grounds and determine which other shrubs need to be removed. JoAnn and Bo will get with Alamo Sprinklers and have them submit a bid on the removal of those shrubs.
- VI. **New Business:**
 - A. ACC Protocol Discussion: The Board had Bryan Fowler join the meeting to clarify the protocol of the ACC committee and its duties. Mr. Fowler stated that the ACC Committee must be voted in by the majority of the community during the yearly open meeting. The committee's officers shall run for a term of 1 year. It was advised that the committee shall freely make decisions on applications submitted without the Board's approval. However, Mr. Fowler also recommended that on any application regarding the harmony of a home, the ACC committee should consider the opinion of the Board, even though not required to, before approving or denying the application. During the conclusion of the discussion, Tom Sedita decided it would be best for him to step down and put in his resignation. Last month the Board had made a motion to have Jeremy Allen join the ACC Committee as long as he was replacing another officer of the committee. With Mr. Sedita's resignation, the Board will bring in Mr. Allen. The ACC Committee will now consist of Ruben Borjas, Paul Bennett, and Jeremy Allen.
 - B. Front Fountain Light Kit Repair: The Board was waiting on all lights to go out on the front pond fountain before having Hurricane Lake order a new light kit. A new kit was ordered by Hurricane Lake and the Board approved an amount of up to \$1000 for the light to be replaced. A motion was made by Elizabeth to approve the amount; the motion was second by JoAnn and approved unanimously.
 - C. Fee Schedule: The Board was discussing having a fee schedule added for any homeowners that have continuous deed restriction violations. Unfortunately Mr. Fowler stated that in order to have a fee schedule added, the Board would have to have the vote of 67% of each section within the community. With the community having 4 total sections, there is the chance of the restriction changes not being approved by all 4 sections and that would leave each section with different restrictions. The Board decided not to pursue any further changes to the deed restriction fee schedule.
 - D. Back Pond Pier Repair: It was brought to the Board's attention that the back pond pier has deteriorated even more and now has some rotten spots where someone could possibly fall or hurt themselves. The Board is looking into companies to come and give bids to have the pier fixed or replaced. Until the Board can have the pier fixed, the Board will be placing a rope on the entrance of the pier stating the closure until fully repaired.

- E. Renewal of the Post Office Box: The Board decided not to renew the post office box due to inactivity. IMC is going to send out a postcard to all homeowners for them to update their records to IMC's address, 3500 W. Davis, Suite #190, Conroe, TX 77304. The Board will also post the updated address on the website and facebook pages.

VIII. Executive Session – 5:59 PM:

- A. ACC Projects: There is currently only one ACC project that is being reviewed. The application is for 2211 Tarrytown Crossing Drive, for the installation of a patio and pergola. The ACC Committee has received the application and is in the process of reviewing it for approval or denial.
- B. Deed Violations: The Board reviewed the deed violation report that was submitted on April 27th. The Board did take off some homeowners that had corrected the violations before letters were sent out and added any that needed to be added.
- C. Collection Matters: The board did review all pending litigations and past due accounts and their status'. The Board did approve for Bryan Fowler to continue with any pending court proceedings/lawsuits regarding three different homeowners.

VIII. Adjourned – 7:30 PM



JoAnn Caldwell, Teas Lakes POA Secretary