

Teas Lakes POA Annual Meeting Minutes

January 10th, 2018

- I. Call to Order/Proof of Notice:** 6:30 PM; Elizabeth Keithly, Bo Arguello, and JoAnn Caldwell were present as well as Shelly Peterson with IMC. Documentation showing proof of notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page, as well as the website.
- A. Introductions of the Board Members: Elizabeth Keithly – President, Bo Arguello – Treasurer, JoAnn Caldwell – Secretary, Shelly Peterson with IMC, and Ruben Borjas ACC Committee Chairman
- II. Minutes:** From January 2017 meeting were read. Motion to approve minutes was made by Ruth Berg and motion was second by Mary Greenwalt and approved unanimously.
- III. Treasure’s Report:** December 2017 financials and bank reconciliations were reviewed, along with the 2018 proposed budget. A motion was made by Patsy Biggs to approve the financials and budget as read; the motion was second by Bo Arguello and approved unanimously.
- IV. Old Business:**
- A. Front Fence: The Board spoke to the neighbors regarding the litigation that is ongoing with the owner of Montgomery Co. Home Services due to the front fence was not installed to satisfaction. The Board explained that the fence will need to be replaced once again to correct the issues with the current fence that was installed.
- B. Community Events: The Board reviewed all the community events that will go on during the upcoming year. The neighbors present asked about the community garage sale dates, in which they decided to change the dates to the first weekend in April and the first weekend in October.
- V. New Business:**
- A. Volunteers for CC&R Committee: The Board discussed the new Restrictions Committee, what all was needed from the committee and requested any volunteers. The committee will be asked to meet throughout the year in order to review the old restrictions for each section. The Board is hoping to merge the 4 sets of restrictions into one document for the neighborhood as a whole. The committee will be in charge of updating and/or making changes to the current restrictions. The Board is looking to have 2 to 3 volunteers per section for this committee.
- B. Restocking Ponds in February: The Board discussed their plans to restock the back pond with fish for spring of 2018. The neighbors were concerned with parking for the back pond. The Board advised that the parking would be in the cul-de-sac or along the roads of Oakleaf Drive and Siegen Drive only. These are the only two entrances into the back pond.
- VI. Elections and Results:**
- A. There were currently three positions open on the Board. JoAnn Caldwell and Bo Arguello were running to be re-elected for another term on the Board. There were no other nominations from the floor. David Holland along with Shelly Peterson were the ones that counted the ballots. JoAnn Caldwell and Bo Arguello were re-elected and the positions remain as follows:
- a. Elizabeth Keithly - President
 - b. Bo Arguello – Treasurer
 - c. JoAnn Caldwell – Secretary

- B. The ACC Committee had 3 positions open that are required to run every year for a 1 year term. Ruben Borjas and Jermy Allen were running to be re-elected for another term for the ACC Committee. Stephen Thompson was nominated as well. David Holland along with Shelly Peterson were the ones that counted the ballots. Ruben Borjas, Jermy Allen, and Stephen Thompson were elected and the positions are as follows:
- a. Ruben Borjas – Chairman
 - b. Jermy Allen – Vice Chairman
 - c. Stephen Thompson – Member

VII. Open Forum:

The neighbors expressed their concerns on items throughout the neighborhood and what the Board could help with. The Board will address their concerns that they can legally.

- VIII. Adjourn:** 7:45 PM a motion was made by Elizabeth Keithly to adjourn the meeting. The motion was second by Mary Greenwalt and adjourned unopposed.

JoAnn Caldwell, Teas Lakes POA Secretary