

# Teas Lakes POA Annual Meeting Minutes

## January 10th, 2016

- 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, signs were placed at the front entrance and exit, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page, as well as the website. Email was also blasted to the subscribed homeowners
- A. Introductions of the Board Members: Diane Cooke who was not present – President, Elizabeth Keithly – Vice President, Bo Arguello – Treasurer, JoAnn Caldwell – Secretary, Shelly Peterson with IMC
- II. Minutes:** From previous meeting were read. Motion to approve minutes was made by David Holland and motion was second by Tyler Hill and approved unanimously.
- III. Treasure's Report:** December 2016 financials and bank reconciliations were emailed to the Treasurer, Bo, before the meeting for review. The 2017 proposed budget was also reviewed. A motion was made by Tyler Hill to approve the financials and budget as read; the motion was second by Ginger Crowe and approved unanimously.
- IV. Old Business:**
- A. Erosion On The Rear Pond Path: The Board had previously approved and had the erosion work completed at the back pond. The Board reviewed the completed work with the membership.
- B. Future Front Fence Replacement Costs: The Board discussed with the membership that money was being set aside for any future costs to replace the front fence along the entrance. The Board explained that they noticed while decorating the front entrance for the holidays, the fence was very wobbly and would need replaced within the next year or two. When that time comes the money that is being set aside will be used.
- C. Chartering and Activating Our Committees: It was explained that we need volunteers for the events and committees within the community. The Board advised that there was a signup sheet during the meeting if anyone wanted to signup that evening. The Board also explained that in order to provide the community with a Neighborhood Watch Program, we would need a 67% vote from the community plus chairs activated within the committee in order for Conroe Police Department to be involved.
- V. New Business:**
- A. Concrete Path Around the Rear Pond: The Board had previously received bids on concreting the pathway around the back pond and discussed the proposal of concreting the pathway with the membership. Mr. Tyler Hill recommended the possibility of crushed granite. The Board is working on receiving bids for the crushed granite to compare pricing before it is discussed further with the membership. Once all bids are in, the Board will prepare a survey for the membership to cast their vote on whether it is a project the membership would like to see done. This will be revisited in February's meeting.
- B. Lights on the Pier in the Back Pond: The Board has been discussing removing the previous rope lighting that is around the back pond pier. With the removal of those lights, the Board wanted to replace them with solar lighting. The Board will research the best lighting options for the pier and will revisit this during February's meeting.
- C. Yearly Reminders for Teas Lakes: The Board wanted to make sure that the membership was fully aware of what their options were when they needed to look for any yearly reminders or community documents. The membership was told about the new [www.teaslakespoa.com](http://www.teaslakespoa.com) website, which will have all the community documents, local information, information on committees, and board meeting agendas and minutes. The Board also discussed the new private Facebook POA group page which will hold any contests throughout the community, community events such as the Halloween parade and Easter egg hunts, board meeting reminders, and any requests for volunteers.

**VI. Elections and Results:**

There were currently only two positions open on the Board. Elizabeth Keithly was 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. Elizabeth Keithly was re-elected and the positions remain as follows:

- a. Diane Cooke – President
- b. Elizabeth Keithly – Vice President
- c. Bo Arguello – Treasurer
- d. JoAnn Caldwell – Secretary

**VII. Open Forum:**

The membership expressed their concern with other neighbors parking on the curb in the streets and making it more difficult for traffic to get through. The Board advised that parking in the street would be a City issue and as long as the vehicles are not blocking emergency vehicles ability to get through, there wasn't much that could be done about it. The membership also discussed the crushed granite around the back pond a little further. They went over the process of getting the crushed granite workable for wheelchair accessibility and the future maintenance. It was also asked if the Board was open to bids for a new landscaping company for the community, which the Board is always accepting any new bids if someone would like to place one.

**VIII. Adjourn:** 7:37 PM a motion was made by Tyler Hill to adjourn the meeting. The motion was second by David Holland and adjourned unopposed.

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JoAnn Caldwell, Teas Lakes POA Secretary