

Teas Lakes POA Board Meeting Minutes

May 14th, 2019

- I. Call to Order/Proof of Notice:** 5:45 PM; JoAnn Caldwell, Bo Arguello, Shelly Peterson with IMC, ACC Committee chair Elizabeth Allen, Nathan McCauley as well as the below homeowner's
1. Patrick and Nancy Dolan, 7804 Mary Kathryn's Crossing
- 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 April 2019 meeting were read. A motion to approve the minutes was made by Bo and motion was second by JoAnn and approved unanimously.
- III. Treasure's Report:** April 2019 financials were reviewed and a motion to approve the financials was made by Bo and was second by JoAnn and approved unanimously.
- IV. Old Business:**
- A. ACC Committee Amended Guidelines Review: The ACC Committee is still working on the guidelines. We did discuss that once the proposed guidelines are completed and amended to the restrictions, a letter will be mailed out to each homeowner explaining the new guidelines and the need for filling out an ACC application for each project.
 - B. Back Pond Pathway Replacement: The Board is still working on gathering bids for this project. The Board will revisit at June's meeting.
- V. New Business:**
- A. Back Pond Turtle Relocation/Removal: The Board discussed options on removing and relocating some of the turtles that are overpopulating the back pond. The Board received several quotes from different animal removal companies and ultimately decided to use A-All Animal Control. The budget was around the amount of \$1000 for this project, in which would give the company 3-4 times to empty the traps that will be set. The company quoted \$499 plus tax for initial set up fee and then \$175 plus tax every time they came out to empty the traps. A motion to approve this bid was made by Bo and motion was second by JoAnn and approved unanimously.
 - B. Entrance Sign & Landscaping Lighting: The Board received quotes from A&H Electric on different options on repairing the lights around the front entrance sign. It was discussed about possibly doing solar lights or just fix the current light fixtures. The Board decided to just fix the current fixtures for now which the bid was in the amount of \$416. A motion to approve the bid was made by Bo and was second by JoAnn and approved unanimously.
 - C. Resignation of Board Member: Bo Arguello advised the Board of her resignation from Treasurer. Her last day as a Board member will be May 23rd.
- VI. Open Forum:**
- The homeowner's present wanted to discuss the issues with parking within the streets of the neighborhood and what could be done regarding the appearance of the yards. Nathan helped with options on what could be done for the yards by giving fertilizing options along with ACC input for planting plants/trees/shrubs within the yard. Shelly advised on the parking, that with the streets being considered public streets, any issues or concerns would have to be discussed with the City of Conroe.

VII. Executive Session – 5:45 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month. The following applications were approved or denied.
1. 2300 Perkins Crossing Drive, Spa Installation: Approved 4/23/2019
 2. 7801 Mary Kathryn's Crossing, Repair Existing Gate/Fence: Project was initially approved on 3/16/2019, but when ACC did their final review, the gate was not in compliance. Final approval has been held due to the ACC Committee is waiting to speak with the contractor of the project. Once the contractor meets with the ACC Committee and brings the gate back into compliance, the ACC Committee will review the project again for a final approval/denial.
 3. 2318 Highland Crossing, Fence Replacement: Approved 2/27/2019
- B. Deed Violations: The Board reviewed the deed violation report for the month of April. The Board took off the violations that had already been corrected and approved the ones that needed letters sent out.
- 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: 7:23 PM

JoAnn Caldwell, Teas Lakes POA President