

Teas Lakes POA Board Meeting Minutes

April 10th, 2019

- I. Call to Order/Proof of Notice:** 6:35 PM; JoAnn Caldwell, Bo Arguello, Dee Bolton, Shelly Peterson with IMC, as well as ACC Committee chair Elizabeth Allen and Nathan McCauley.
- 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 March 2019 meeting were read. A motion to approve the minutes was made by Bo and motion was second by Dee and approved unanimously.
- III. Treasurer's Report:** March 2019 financials were reviewed and a motion to approve the financials was made by Bo and was second by Dee and approved unanimously.
- IV. Old Business:**
- A. ACC Committee Amended Guidelines Review: The ACC Committee is continuing to work on the proposed amended ACC Guidelines. Once they have completed a final draft, the Board will review and discuss any necessary changes before the guidelines are sent over to Bryan Fowler's office to file.
- V. New Business:**
- A. Back Pond Pathway Replacement: The Board is attempting to get bids on the pathway around the back pond. At this time no bids have been submitted. The Board did add a "poll" on social media to see what the neighbors thought of doing the replacement. This will give the Board an idea as to what the neighbors want and how many are interested in getting the replacement. Once bids come in, the Board will review all bids and determine if we want to go forward with the replacement. The Board will review again in May's meeting.
- VI. Open Forum:**
- There were no homeowner's present at the meeting for an open forum.
- VII. Executive Session – 7:45 PM:**
- A. ACC Projects: The ACC Committee provided the Board with a report for the month. The following applications were approved or denied.
1. 7801 Mary Kathryn's Crossing, Repair existing gate/fence: This project was approved on 3/16/2019, however the gate was not in compliance with the approval. On 4/10/2019 the homeowner has requested the ACC Committee to please meet with them to confirm what is needed to bring the gate/fence into compliance. Once ACC has met with the homeowner and fence has been brought into compliance, the final approval will be submitted.
 2. 2300 Perkins Crossing, Backyard Shed Color: The color of the shed has been the color red since the owner bought the house and before the Board took over from the developer. With this being the case, the shed color is hereby grandfathered in for an approval with stipulations. In the event that the homeowner decides to repaint the shed, it must be brought into compliance with the approved paint colors per the restrictions.
 3. 2318 Highland Crossing Drive, Cedar Fence Replacement: This project has been approved since 2/27/2019, however a final inspection has not yet been completed.

- B. Deed Violations: The Board reviewed the deed violation report for the month of March. 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: 8:00PM

JoAnn Caldwell, Teas Lakes POA President