

Teas Lakes POA Board Meeting Minutes

February 12th, 2019

I. Call to Order/Proof of Notice: 6:34 PM; JoAnn Caldwell, Dee Bolton, Bo Arguello, Shelly Peterson with IMC, as well as the ACC Committee members, Nathan McCauley and Elizabeth Allen.

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 December 2018 meeting were read. A motion to approve the minutes was made by Bo and motion was second by Dee and approved unanimously.

III. Treasure's Report: January 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. Annual Meeting Review: The Board along with the ACC Committee reviewed the conclusion of the annual meeting. They discussed the results for the elections along with the results on the proposed deed restrictions, which did not pass.
- B. Elected Member Introductions: The Board and ACC Committee had new members that were elected in during the annual meeting. Everyone introduced themselves and their new positions with either the board or ACC Committee. Ruben Borjas stepped down from head chair on the ACC Committee, with Elizabeth Allen stepping into his place. JoAnn Caldwell moved into the President position on the Board, while Dee Bolton moved into the Secretary position.

V. New Business:

- A. Back Pond Erosion: It was brought to the Board's attention from another homeowner that there was some erosion around the back pond that needed to be corrected. JoAnn had Sam with Alamo Sprinklers & Lawns give an estimate for the erosion and to clean out the drainage ditch beside where the erosion was. The Board reviewed and approved unanimously via email, Sam's bid in the amount of \$525.01.
- B. Dog Waste Station: A few homeowners had been requesting the Board look into having dog waste stations installed around the back pond. The Board reviewed the pricing for such stations and discussed the pros and cons to such stations. The Board decided to deny the waste stations at this time.
- C. Elected Member's 2019 Suggestions/Goals: The Board and the ACC Committee discussed amending the ACC Guidelines to better outline the guidelines on house/trim paint colors, storage sheds, and fence specifications. The ACC Committee will work on those guidelines and present them to the Board when completed.

VI. Open Forum:

There were no homeowner's present at the meeting for an open forum.

VII. Executive Session – 8:12 PM:

- A. ACC Projects: The ACC Committee did not have a report for the Board to review at this time, however the Board was aware of some ACC applications that had come through. The ones that the Board know of are as follows.
 - 1. 2205 Highpoint Meadow, Exterior Painting: Project was approved
 - 2. 2205 Highpoint Meadow, Roof Replacement: Project was approved
 - 3. 2217 Highland Hills Drive, Storage Shed Installation: Project was approved

4. 7803 Mary Katheryn's Crossing, Storage Shed Installation: Project was approved

5. 2300 Highland Crossing Drive, Exterior Trim & Door Repaint: Project was denied due to paint colors chosen were not in harmony with surrounding neighbor's homes.

- B. Deed Violations: The Board reviewed the deed violation report for the month of January. 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 and past due accounts and their status'. The Board did approve for 209 letters on past due accounts be sent out by March 1st and all late fees be added. A motion to approve the late notices and fees was made by JoAnn and a motion was second by Dee and approved unanimously.

VIII. Adjourn: 8:36PM

JoAnn Caldwell, Teas Lakes POA President