

Teas Lakes POA Board Meeting Minutes

November 13th, 2018

- I. **Call to Order/Proof of Notice:** 6:22 PM; Elizabeth Keithly, JoAnn Caldwell, Bo Arguello as well as Shelly Peterson with IMC.
- II. 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.
- III. **Minutes:** From October 2018 meeting were read. A motion to approve the minutes was made by Elizabeth and motion was second by Bo and approved unanimously.
- IV. **Treasure's Report:** October 2018 financials were reviewed and a motion to approve the financials was made by Bo and was second by JoAnn and approved unanimously.
- V. **Old Business:**
 - A. Electrical Outlet in Front: The Board had previously approved for an extra outlet be placed at the front entrance of the neighborhood. The Board decided to have A&H Electric do the project. The project has been completed and just waiting on the A&H to send over the invoice to IMC for payment.
 - B. Redline Deed Restrictions Review and Mail Out Schedule: The Board has been waiting for Bryan Fowler's office to complete the final copy of the proposed deed restrictions. Shelly has made several attempts to try and get his office to send the final copy over so the Board could review during the meeting. Unfortunately, Mr. Fowler's office has not yet sent over the final copy to the Board. Shelly will continue to try and get Mr. Fowler's office to send over the final copy. Once the Board can get those in hand, they will then determine dates for mail out.
- VI. **New Business:**
 - A. Budget Review: The Board reviewed the budget so far for 2018. The Board wanted to see exactly what was spent for each expense and how much, if anything, was left in the budget for the remainder of the year.
 - B. Friendly Reminders Timeline: The Board revisited the friendly reminder timeline and decided to go forth with the 7 day deadline on reminder letters, instead of the 30 days like they have been in the past. These reminder letters are before the 209 demand letter, in which on the 209 letter the homeowner will receive another 30 days to correct a violation. In total this will give each violator a total of 37 days before the Board reviews and determines whether the violation needs to be sent to Bryan Fowler's office. A motion was made by JoAnn to change the friendly reminder letter to 7 days and motion was second by Elizabeth and approved unanimously.
 - C. Back Pond Fountain Replacement: It was brought to the Board's attention that the back pond fountain had stopped working. Upon contacting Mike Prado with Hurricane Lake and Fountain, Inc., the Board was advised that the fountain pump needed to be replaced and he recommended replacing the lights at this time as well. The Board reviewed the remaining budget for this year and decided that the funds were available to have the fountain replaced. The total cost of replacement was quoted at \$5096.00 plus tax and shipping. A motion to approve this quote was made by Elizabeth and motion was second by JoAnn and approved unanimously.

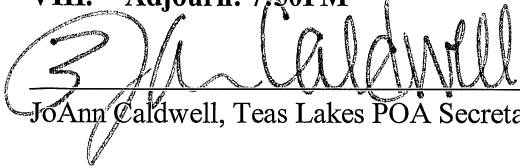
VII. Open Forum:

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

VII. Executive Session – 7:27 PM:

- A. ACC Projects: The ACC Committee had 3 applications to review this month. The first application was for 7805 Mary Katheryn's Crossing for a fence modification and replacement. This project was approved by the ACC Committee at this time; however this is a shared fencing. Ruben Borjas will be in contact with the neighbor at 7804 Board Crossing to for when they are ready to replace their fencing, but at this time the ACC Committee does not have an issue with the current fence. The second project was for 2300 Tarrytown Crossing for gutter installation. The Board has issued a temporary approval, with final approval once the contractor information and a completed ACC application have been submitted. The third project was for 8013 N. Tarrytown Crossing for an exterior remodel and patio cover. The ACC Committee issued a temporary approval with a final approval once the City of Conroe approves the permits for the project.
- B. Deed Violations: The Board reviewed the deed violation report for the month of October. 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'.

VIII. Adjourn: 7:50PM



JoAnn Caldwell, Teas Lakes POA Secretary