

## **Teas Lakes POA Board Meeting Minutes November 9th, 2021**

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:33 PM, with the quorum being present by Ruth Dane, Alek Musulin, and Wes Bolinger. Also present was Shelly Wich with IMC.

**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 October 2021 meeting was read. A motion to approve the minutes was made by Ruth and motion was second by Wes and approved unanimously.

- III. **Treasurer's Report:** The financials and bank reconciliations for October 2021 were reviewed. A motion was made by Wes and motion was second by Ruth and approved unanimously.

IV. **Old Business:**

- A. **Front Detention Pond Mowing Status:** The Board has been in contact with Sam Washburn with Alamo Sprinklers and Lawn over the last several months. He has been trying to have his crew mow the front detention pond, however the detention pond has been holding water for some time now and he has not been able to get it mowed. He had assured JoAnn that he would have his guys either mow it or cut it by weedeater as soon as possible and would still honor the quoted price of \$200 per mow. JoAnn contacted Sam again because the detention pond has still not been mowed. Sam stated that he was still having trouble with the pond holding water and not able to get his mowers in the area. The Board did discuss getting outside quotes from companies who mow quarterly. The Board will revisit the status of those quotes in December's meeting.
- B. **2021 Texas Legislation Updates:** They Board reviewed the updated laws outlined for POA's that went into effect September 1st, 2021. The Board approved the 2021 State Legislative updates that were provided by the attorney, Bryan Fowler and have updated the documents pertaining to our POA in accordance with his recommendation. A motion was made to approve the updates by Wes and motion was second by Ruth and approved unanimously in August's meeting. Bryan has completed and filed the Management Certificate with the courts, however he is still working on the draft of the updates for the Board to review one last time before finalizing.

- C. Erosion at Back Pond: The Board was advised by Mike Prado with Hurricane Lake that there was some erosion at the back pond by the overflow drain. The Board is still working on getting quotes for this project. Shelly has contacted the city regarding some missing slats on the box drains. The city has scheduled for one of their engineers to come and look at the drains. The city will inform the Board of their review and the Board will review in December's meeting.
- D. End of Year/Annual Meeting Preparations: The annual meeting has been scheduled for January 10th, 2022, at the Montgomery County Library. Nomination/volunteer letters will be sent out on November 1st, 2021, with the official ballot being mailed on December 6th, 2021. The Board did decide to use an email blast for sending out the official ballots, along with the regular mail. The email blast, which will allow the homeowner's to vote online, will cost \$20. A motion was made by Wes to approve the cost of email blast and motion was second by Alek and approved unanimously.

**V. New Business:**

- A. Suggested 2022 Budget: The Board reviewed the suggested 2022 budget provided by Shelly. There were some minor changes in the budget from 2021, which dropped the new proposed budget down. A motion was made by Alek to approve the proposed 2022 budget and motion was second by Ruth and approved unanimously.
  - 1. Beautification Budget: The Board reviewed the budget for the beautification committee, mainly in the events category. Megan, who organizes the events for the community, was going to cut out the Easter event and only organize the Halloween event yearly. With the Easter event no longer needing the budget set aside for that event, the Board did decide to add some of that portion of the budget to the Halloween event. With that moved over, the budget for the Halloween event now totals \$1900 instead of the original \$1250. Bringing the Beautification Committee budget down from \$5500 to a total of \$4900. A motion was made by Ruth to approve said Beautification budget and motion was second by Wes and approved unanimously.

**VI. Open Forum:** No Homeowner's were present for the open session quorum.

**VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 7:21 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of July. The following applications were approved or denied as of October 30th, 2021.

Temporary Approvals waiting on Final Approvals:

1. 2303 Oakleaf Hills Circle, Fence Replacement, Temporary Approval 5/05/2021 (Final Approval Required By 11/05/2021)
2. 2201 Highland Hills Drive, Landscaping, Temporary Approval 7/26/2021 (Final Approval Required by 1/26/2022)
3. 7811 Board Crossing, Roof Replacement "storm grey", Temporary Approval 8/26/2021 (Final Approval Required by 2/26/2022)

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of October 2021. The Board agreed to send out 209 letters to the ones that were still non-compliant and take off the homeowner's who had brought their violations into compliance.
- 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:** There being no further business, JoAnn made a motion to adjourn the meeting and a second was made by Ruth and approved unanimously. Meeting was adjourned at 7:42 PM.

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JoAnn Caldwell, Teas Lakes POA President