

Teas Lakes POA Board Meeting Minutes

October 13th, 2020

- I. Call to Order/Proof of Notice:** JoAnn Caldwell, called the meeting to order at 6:28 PM, with the quorum being present by Wesley Bolinger. Also present was Shelly Peterson with IMC and Elizabeth Allen with the ACC Committee.
- 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 September 2020 meeting were read. A motion to approve the minutes was made by Wes and motion was second by JoAnn and approved unanimously.
- III. Treasurer's Report:** September 2020 Financials and Bank Statements were reviewed. A motion to approve the financials was made by JoAnn and motion was second by Wes and approved unanimously.
- IV. Old Business:**
- A. Front Detention Pond Update: Slott Construction has completed the project and has received their final payment. The City of Conroe gave their approval per their requested requirements. In order to receive a good rating yearly from the City, the City encourages the Board to keep up with the detention pond by mowing regularly to keep overgrowth and debris from overtaking the pond.
 - B. Teas Lakes POA Website Update: All changes and photos have been submitted from the Board and the ACC Committee. Shelly has been working to upload the new photos and change the color scheme of the website. The Board will review the updates and final changes during the November meeting.
 - C. End of Year and Annual Meeting Preparations: The Board discussed the annual meeting date would be scheduled for January 4th, 2021, at 630pm. However, the meetings are usually held at the Montgomery County Library, but they are not allowing any meetings to be scheduled at this time. The Board talked about the possibility of having it at a different location or having it done virtually. JoAnn will call around and see about restaurant locations with event rooms. The Board will make a final decision on how the annual meeting will be conducted in November's meeting.
- V. New Business:**
- A. Front Ditch Area Clean Up: After having the front detention pond dug out and cleaned up, there was a lot of debris and trash left behind in the front ditch area that runs off into the detention pond. The Board had Sam Washburn, with Alamo Sprinklers & Lawns, look at the area and give a quote. He quoted \$405.94, to clean out all the trash, debris and small shrubs in and around the ditch. A motion to approve the quote for \$405.94 was made by Wes and motion was second by JoAnn and approved unanimously.
 - B. Front Detention Pond Addition to Landscaping Contract: The Board asked Sam Washburn with Alamo Sprinklers & Lawns to give a quote on the addition of the detention to his current landscaping contract. At this time, Sam was unable to give a quote, stating that the property is too wet and he may not be able to get his mowers in the location. He stated that he would keep an eye on the detention pond and if it does get dry enough for his workers to do, he will then give us a quote. The Board will keep in contact with Sam over the month and will review once again in the November meeting.
 - C. Tree Pruning Around Front Pond: The Board wanted to get a quote on getting all the trees pruned along the entrance of Teas Lakes, the front retention pond and the front detention pond. Sam Washburn with Alamo Sprinklers & Lawns gave a quote in the amount of \$2,782.03. The Board decided to hold off on this project until 2021. The board will revisit at that time.

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

VII. Executive Session – JoAnn Caldwell called to order Executive Session at 7:35 PM:

A. ACC Projects: The ACC Committee provided the Board with a report for the month of September. The following applications were approved or denied.

1. 7807 Mary Kathryn's Crossing, Garage Door Replacement, Final Approval on 9/30/2020
2. 7813 Board Crossing, Irrigation System Installed, Final Approval on 9/10/2020
3. 2312 Perkins Crossing, Flag Pole Installed, Final Approval on 9/22/2020
4. 2205 Highpoint Meadow, Solar Panel Installation, Battery Backup Addition, Final Approval on 9/30/2020

Temporary Approvals waiting on Final Approvals:

2. 2305 Oakleaf Hills Circle, Flagstone Walkway, Temporary Approval 7/16/2020
3. 2316 Tarrytown Crossing, Shed Installation, Temporary Approval 9/03/2020
4. 7701 Board Crossing, Exterior House Paint, Temporary Approval 7/07/2020
5. 2202 Perkins Crossing, Wood Deck, Temporary Approval 5/07/2020
6. 2209 Highpoint Meadow, Concrete Patio Extension, Temporary Approval 9/03/2020

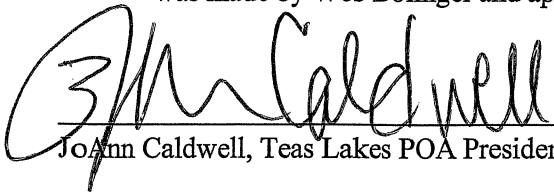
Pending Applications:

1. 2209 Highpoint Meadow, Aluminum Screened Patio Installation, Submitted on 9/16/2020; the ACC have requested the homeowner send legible copies of paperwork before application can be reviewed.
2. 2307 Oak Leaf Hills, Replacement & Painting of Garage Door, Submitted on 9/24/2020; still awaiting decision for ACC Committee.

B. Deed Violations: The Board reviewed the Deed Violation Report for the month of September. They have added violations and taken off cured violations. The Board has approved all violation letters or violations that need to be sent to legal for enforcement

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 Caldwell made a motion to adjourn the meeting and a second was made by Wes Bolinger and approved unanimously. Meeting was adjourned at 7:56 PM.



JoAnn Caldwell, Teas Lakes POA President