

Teas Lakes POA Board Meeting Minutes October 12th, 2021

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:34 PM, with the quorum being present by Ruth Dane 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 September 2021 meeting was read. A motion to approve the minutes was made by Wes and motion was second by Ruth and approved unanimously.

- III. **Treasurer's Report:** The financials and bank reconciliations for September 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. 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 will contact him again to get an estimated date as to when the mowing will be completed.
- B. **2021 Texas Legislation Updates:** They Board reviewed the updated laws outlined for POA's that will go 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 will also contact the city regarding some missing slats on the box drains. If it is stated that the POA are responsible for fixing said drains/slats, the Board will also request quotes for those to be fixed. They will review again during the November 2021 meeting.

V. New Business:

- A. End of Year/Annual Meeting Preparations: The Board discussed dates for the annual meeting, as well as when the nomination letters and ballots will be mailed out. 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.

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

VII. Executive Session: JoAnn Caldwell called to order Executive Session at 7:09 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 September 30th, 2021.

Final Approval/Denied:

1. 2312 Perkins Crossing, Con/crete Patio in backyard and Driveway Extension, Final Approval 9/18/2021
2. 2312 Perkins Crossing, Landscaping stone; Final Approval 9/21/2021

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: There was not a violation report for the Board to review at this time.
- 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 7:20 PM.

JoAnn Caldwell, Teas Lakes POA President