

## **Teas Lakes POA Board Meeting Minutes October 19th, 2022**

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:31 PM, with the quorum being present by Ruth Dane and Alek Musulin. Also present was Elizabeth Allen with the ACC Committee and 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 2022 meeting was read. A motion to approve the minutes was made by Ruth and motion was second by Alek and approved unanimously.

- III. **Treasurer's Report:** The financials and bank reconciliations for September 2022 were reviewed. A motion was made by Ruth to approve the financials and motion was second by Alek and approved unanimously.

IV. **Old Business:**

- A. ACC Guidelines & Application Updates/Review: Elizabeth and the ACC Committee has been working on updates for the ACC Guidelines. The Board reviewed the changes submitted and gave their approval. Liz will finish the final draft for the Board to review at November's meeting and will send over to Bryan's office for recording. A motion was made by Ruth to approve the changes/updates and a motion was second by Alek and approved unanimously.
- B. Dead Tree Removal at Front Entrance: The Board requested that Sam with Alamo Sprinklers & Lawns remove and haul off a tree that had fallen at the front entrance. Sam gave a quote in the amount of \$102.84. A motion was made by Ruth to approve the total amount of \$102.84 and motion was second by Alek and approved unanimously.

V. **New Business:**

- A. End of Year Preparation: The Board reviewed the ballots that would be going out for this year's annual meeting. The annual meeting date is set for January 10th, 2023, at the Montgomery County Library for 6pm. The Board agreed that the Notice and Call would be ready and mailed out by November 14th and the ballots would be mailed out by December 5th. The Board also decided to use the email blast again this year for online voting. The pricing did go up to \$29. A motion was made by Alek to approve the email blast cost of \$29 and motion was second by Ruth and approved unanimously.

- B. Budget Review: The Board reviewed the proposed budget for 2023. The pond maintenance through Hurricane Lake did have an increase from \$275 to \$310. Shelly also proposed that we drop the original budget of \$7000 for pond maintenance & repairs down to \$5000. There was an increase for the flag service as well from \$150 to \$180, which will be worked into the beautification budget bringing that to \$5000. The Board will continue to review changes and will approve the final proposed budget in November's meeting. A motion was made by Ruth to approve these changes to the proposed budget and second was made by Alek and approved unanimously.

**VI. Open Forum:** No Homeowners were present for open forum

**VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 7:15 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of September 2022. The following applications were approved or denied as of September 30th, 2022.

Temporary Approvals waiting on Final Approvals:

1. 2310 Tarrytown Crossing, Roof Replacement & Painting of Exterior Siding/Gutters, Temporary Approval 4/11/2022 (Final Approval Required by 10/11/2022—Final Approval has expired)
2. 2204 Jefferson Crossing, Inground Swimming Pool Installation, Temporary Approval 6/04/2022 (Final Approval Required by 12/04/2022)
3. 2204 Jefferson Crossing, Mini Split AC Unit, Temporary Approval 9/23/2022 (Final Approval Required by 3/23/2023)
4. 7820 Board Crossing, Solar Panels, Temporary Approval 9/23/2022 (Final Approval Required by 3/23/2023)
5. 2205 Perkins Crossing, Roof Replacement, Temporary Approval 9/13/2022 (Final Approval Required by 3/13/2023)

Final Approvals:

1. 2206 Jefferson Crossing, Solar Panels, Application submitted 9/19/2022, Final Approval Granted 9/20/2022

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of September 2022. The Board agreed to send out 209 letters to the ones that were still non-compliant, take off the homeowner's who had brought their violations into compliance, and send any violations to Bryan's office who had already been sent a 209 letter.
- 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, Ruth made a motion to adjourn the meeting and a second was made by Alek and approved unanimously. Meeting was adjourned at 7:22 PM.

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JoAnn Caldwell, Teas Lakes POA President