

Teas Lakes POA Board Meeting Minutes

October 8th, 2019

- I. Call to Order/Proof of Notice:** 6:35 PM; JoAnn Caldwell, Wesley Bolinger, Shelly Peterson with IMC along with the following homeowners:
1. Ricardo & Renett Davidson, 2224 Highpoint Meadow
- 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 2019 meeting were read. A motion to approve the minutes was made by Wes and motion was second by JoAnn and approved unanimously.
- III. Treasure's Report:** September 2019 financials were reviewed and a motion to approve them was made by Wes and was second by JoAnn and approved unanimously.
- IV. Old Business:**
- A. ACC Committee Amended Guidelines Review: The ACC Committee is still working on the updated guidelines. Once a rough draft has been drawn up, the ACC will present them to the Board. The Board will review again next month to check on the progress.
 - B. Back Pond Pathway Replacement: The Board approved in July's meeting for Luxscape, LLC to replace the back pond pathway. Luxscape has started filling in the path with the decomposed granite. The company did advise that there was a section of the pathway that had a very bad wash out and recommended a drain be installed.
- V. New Business:**
- A. Tree Removal by Front Pond/Ditch: The Board was informed of a fallen tree near the ditch area by the front pond. The Board had 3 bids come in for the removal of that tree and three more trees that needed to be removed as well. Ultimately the Board decided to go with A & M Tree Service for the amount of \$1100. A motion to approve the quote from A & M Tree Service was made by Wes and was second by JoAnn and approved unanimously.
 - B. Drain Installation in Back Pond Pathway: The Board was informed from Luxscape that there was a section of the back pond pathway that was washing out and needed to have a drain installed in that area of the path. The quote for the new drain installation was in the amount of \$15135.12. The Board reviewed via email and decided it would be in the best interest of the pathway to have it installed. It would help with future washout and maintenance costs. A motion to approve was made via email by JoAnn and was second by Wes and approved unanimously.
 - C. Budget Review: The Board reviewed the expected budget for 2020. The Board was in agreeance that nothing will increase and will remain the same as 2019. A motion to approved the proposed 2020 budget was made by Wes and second was made by JoAnn and approved unanimously.
 - D. Annual Meeting Review: The Board briefly discussed dates on when paperwork will be sent out for annual meeting for January 2020. Shelly will call the library to see if the room is available for January 6th and will also start working on ballots to send over for the Board's approval. The Board will review again in November to confirm all the documents and meeting date.
- VI. Open Forum:** Mr. and Mrs. Davidson discussed along with the Board about grass requirements and yard options for the neighborhood. Mr. and Mrs. Davidson wanted to get advice on what could be done in the yards along with what type of grass would be the best.

VII. Executive Session – 8:01 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. 7801 Mary Katheryn's Crossing, Exterior Painting of Pergola: Denied on 9/05/19
 2. 2312 Perkins Crossing, Irrigation System: Temporary Approval 9/25/19
- Pending Stage waiting on Final Approvals:
1. 7800 Board Crossing, Fence Installation: Temporary Approval 6/27/19, due by 10/01/19
 2. 7821 Mary Katheryn's Crossing, Patio Cover: Temporary Approval 7/02/19, due by 10/01/19
 3. 7508 Teas Lakes Drive, In Ground Swimming Pool: Temporary Approval 8/02/019, due by 02/02/20
- B. Deed Violations: The Board reviewed the deed violation report for the month of September. The Board took off the violations that had already been corrected and approved the ones that needed letters sent out. They also approved the violations that needed to be sent to Bryan Fowler's office for further 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: 8:30 PM


JoAnn Caldwell, Teas Lakes POA President