

Teas Lakes POA Board Meeting Minutes

September 10th, 2018

- I. Call to Order/Proof of Notice:** 6:25 PM; Elizabeth Keithly, Bo Arguello as well as Shelly Peterson with IMC, were present. JoAnn Caldwell was absent.
- II.** 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.
- III. Minutes:** From August 2018 meeting minutes were read. A motion to approve the minutes was made by Elizabeth and motion was second by Bo and approved unanimously.
- IV. Treasure's Report:** August 2018 financials and bank reconciliations were reviewed. A motion to approve the financials was made by Bo and motion was second by Elizabeth and approved unanimously.
- V. Old Business:**
- A. End of Year Preparations: The Board reviewed the schedule for mail outs for both the proposed deed restrictions and the annual meeting. The Board has not received the redline copy from Mr. Bryan Fowler's office and are open to adjusting the October 15th mail out of the proposed deed restrictions as necessary to give time to review and finalize the deed restrictions. Additional strategies, including additional phone calls and emails, were discussed in order to sufficiently motivate the attorney's office to complete consolidation and deed restriction copy and provide them for the Board to review. Furthermore, Elizabeth, the current president, announced her intention to not run again for the Board next year and advised the Board to begin scouting for a replacement.
- VI. New Business:**
- A. Electrical Outlet in Front: The Board discussed the need for additional bids. Only one bid from A&H Electric for \$3000 has been obtained. The Board will obtain second and third estimates before making any final decision.
- VII. Executive Session – 7:00 PM:**
- A. ACC Projects: The Board reviewed the report given by the ACC Committee. Two projects were approved this past month: 2224 Highland Hills Dr was approved for replacement of the entire fence line with the third rail option. 7514 Teas Lakes Dr was approved for a simple roof replacement with acceptable shingle color. Additionally, the Board discussed the continued difficulties in that the ACC Committee provides printed letter approvals that come directly from the Committee instead of through IMC Management with Shelly and the Board being notified afterwards. The Board asked Shelly to stress to the ACC Committee the importance the approvals coming from IMC Management so that there is an appropriate record of each and every approved project.
- B. Deed Violations: The Board reviewed the deed violation report for the month of August. The Board took off the violations that had already been corrected and approved the ones that needed letters sent out.
- C. Collection Matters: The Board reviewed all the pending litigations and past due accounts and their status?.
- VIII. Adjourn: 7:25PM**

Elizabeth Keithly, Teas Lakes POA President

Elizabeth Keithly - signing on behalf of President.