

Teas Lakes POA Board Meeting Minutes

September 10th, 2019

- I. Call to Order/Proof of Notice:** 6:28 PM; JoAnn Caldwell, Wesley Bolinger, Shelly Peterson with IMC along with the following homeowners:
1. Erich & Jewels Fehmel, 2221 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 August 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:** August 2019 balance sheet along with the profit and loss budget were reviewed and a motion to approve them was made by Wes and was second by JoAnn and approved unanimously. The bank statements were not available from the bank as to date.
- 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 working on the pathway and will inform the Board upon completion. The project should take about 2-3 weeks to complete, weather permitted.
- V. New Business:**
- A. No Soliciting Signs: The Board discussed updating the "no soliciting" sign at the front entrance and installing a new one at the back entrance of the neighborhood by Siegen Drive. Shelly provided sign options along with pricing for hardware and poles. The Board is going to contact Sam Washburn with Alamo Sprinklers & Lawns to see if they are able to install the new poles and signs. He will also check to see if the pole at the front of the neighborhood can be reused with the new sign. Once we determine if the front pole can be reused, we will order the signs and material. A motion to approve the new no soliciting signs was made by Wes and motion was second by JoAnn and approve unanimously.
 - B. POA/Residents Law Book Purchase: Under the advice from Bryan Fowler, the association's attorney, he recommended the Board purchase the Texas Homeowners Association Law book. The Book will also be used by the ACC Committee while amending the new guidelines. Shelly is looking on line for the newest edition and should cost anywhere between \$150-\$200. A motion to approve the amount for the law book was made by Wes and a second was made by JoAnn and approved unanimously.
 - C. Budget Review: The Board requested a review to see where we were sitting on the budget as of September. Shelly was unable to provide the full budget due to the bank not having the statements ready at the time of the meeting. We will table the budget review until October's meeting.
- VI. Open Forum:** Mr. and Mrs. Fehmel introduced themselves since they were new to the community. They wanted to get information on upcoming events and possible volunteer committees and positions.

VII. Executive Session – 7:01 PM:

- A. ACC Projects: The ACC Committee provided the Board with a report for the month of August. The following applications were approved or denied.
1. 7801 Niki's Crossing, Patio Cover: Denied on 8/02/19 due to does not comply with deed restrictions, section 3.20
 2. 7801 Mary Katheryn's Crossing, Exterior Painting of Pergola: Decision is Pending from ACC, application submitted 8/08/19
 3. 2300 Highland Crossing, Exterior Painting: Denied on 8/28/19 due to colors do not comply with deed restrictions.
 4. 7805 Teas Lakes Drive, In Ground Swimming Pool: Temporary Approval 8/02/19
- 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. 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: 7:59 PM


JoAnn Caldwell, Teas Lakes POA President