

Teas Lakes POA Board Meeting Minutes

August 18th, 2020

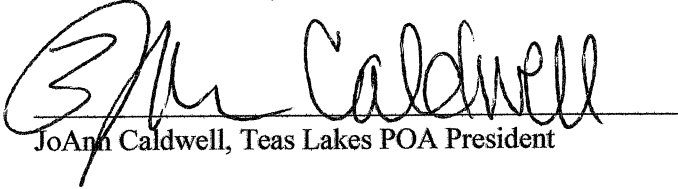
- I. Call to Order/Proof of Notice:** JoAnn Caldwell, called the meeting to order at 6:30 PM, with the quorum being present via conference call by Wesley Bolinger. Also present was Shelly Peterson with IMC and Elizabeth Allen with the ACC Committee.
- Proof of Notice:** Documentation showing proof of 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 July 2020 meeting were read. A motion to approve the minutes was made by Wes and motion was second by JoAnn and approved unanimously.
- III. Treasurer's Report:** July 2020 financials and bank statements were reviewed. A motion to approve the financials was made by Wes and motion was second by JoAnn and approved unanimously.
- IV. Old Business:**
- A. City of Conroe Compliance on Front Detention & Retention Pond Review: The City of Conroe continues to work with the Board on the completion of this project. The Board approved the contractor, Slott Construction, during July's meeting and was giving a start date of 45 to 60 days. Once Slott Construction completes the removal of the trees and debris, they will provide the Board with a quote for the excavating of the dirt within detention pond to bring it back into compliance with the original measurements. The Board will continue to oversee this project and will review again at September's meeting.
 - B. Teas Lakes POA Website Update: The Board has been collecting photos to add to the website. All changes have been submitted from the Board and the ACC Committee. Once the photos have been given to Shelly, she will begin updating. The Board will review again in September.
- V. New Business:**
- A. Discuss Attorney Status Reports: The Board is reviewing the status report sent over from Bryan Fowler's office. The Board want to make sure that our files match the open cases currently in his office. Mr. Fowler's office did state that the status reports will now be billed every time one is requested. The Board will discuss in September's meeting whether they want to approve one or two status reports a year and work it into 2021's budget.
- VI. Open Forum:** No Homeowner's were present for open session quorum.
- VII. Executive Session – JoAnn Caldwell called to order Executive Session at 8:00 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.
 1. 7808 Mary Kathryn's Crossing, Paint Front Door, Approved 7/14/2020
 2. 2201 Nicholas Crossing, Fence Replacement, Approved 7/22/2020
 3. 7800 Niki's Crossing, Fence Replacement, Approved 7/10/2020

Temporary Approvals waiting on Final Approvals:

1. 7807 Mary Kathryn's Crossing, Garage Door Replacement, Temporary Approval 12/16/2019
2. 2205 Highpoint Meadow, Solar Panels, Temporary Approval 3/11/2020
3. 2305 Oakleaf Hills Circle, Flagstone Walkway, Temporary Approval 7/16/2020
5. 2209 Highpoint Meadow, Concrete Patio, Temporary Approval 7/08/2020
6. 7701 Board Crossing, Exterior House Paint, Temporary Approval 7/07/2020
7. 2202 Perkins Crossing, Wood Deck, Temporary Approval 5/07/2020

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of July. They have added violations or taken off cured violations. The Board has approved all violation letters or violations that need to be sent to legal for 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'. The Board discussed adding the late fee to all delinquent accounts and will review any accounts needing to be submitted to Bryan's office for collection during September's meeting. A motion was made by Wes to approve late fees on the delinquent accounts and motion was second by JoAnn and approved unanimously.

VIII. Adjourn: There being no further business, JoAnn Caldwell made a motion to adjourn the meeting and a second was made by Wes Bolinger and approved unanimously. Meeting was adjourned at 8:15 PM.


JoAnn Caldwell, Teas Lakes POA President