

## **Teas Lakes POA Board Meeting Minutes September 13th, 2022**

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:35 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 August 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 August 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. Front Detention Pond Mowing Status: Sam with Alamo Sprinklers & Lawns has been able to mow regularly with his weekly schedule at no addition costs to the Board.
- B. ACC Guidelines & Application Updates/Review: Bryan sent over a rough draft of the updates on the ACC Guidelines and Application for the Board to review. Shelly, Liz and JoAnn met to go over suggestions and any corrections. Liz is in the process of typing up those corrections to be sent back over to Bryan's office. Once that is done, Bryan will complete the corrections and send them back over for the final review.
- C. Sign Replacement at Front/Back Ponds: Some of the signs around the ponds have faded and/or missing and need to be replaced. At this time there are 4 signs total that need to be replaced. Shelly was able to get the signs ordered at a total cost of \$209.80 A motion was made by Ruth in the August meeting to approve a budget of \$250 for 4 signs to be ordered and motion was second by Wes and approved unanimously.

V. **New Business:**

- A. Erosion on Back Pond Pathway: It was brought to the Board's attention that there was some erosion on the back pond pathway and around one of the bridges. The Board asked Sam with Alamo Sprinklers & Lawns to give a quote to fill in the areas that have eroded. Sam quoted the board \$703.63 to bring in crushed granite for the pathway and bullrock to go around the bridge. A motion was made by Alek to approve the \$703.63 quote and motion was second by Ruth and approved unanimously.

- B. Dead Tree Removal at Front Entrance: One of the trees at the front entrance of the neighborhood died and had fallen. The Board requested Sam with Alamo Sprinklers & Lawns to give a quote on removing the tree.
- C. Christmas Light Installation Quotes: The Board was reviewing new quotes for the installation of the Christmas lights at the front entrance. The Board had gotten several quotes in and was waiting on one more before making their final decision. Upon receiving the final quote the Board voted via email to continue to use the current company, Lights Over Texas in the amount of \$2000. A motion was made by Alek via email to stay with Lights Over Texas and motion was second by Ruth 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 August 2022. The following applications were approved or denied as of August 31st, 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)
2. 2204 Jefferson Crossing, Inground Swimming Pool Installation, Temporary Approval 6/04/2022 (Final Approval Required by 12/04/2022)

Final Approvals:

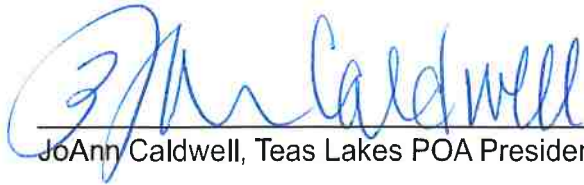
1. 2312 Highland Crossing, Roof Replacement; Final Approval granted on 8/16/2022
2. 7804 Board Crossing, Flag Pole Installation, Final Approval granted on 8/16/2022

Pending Applications:

1. 7820 Board Crossing, Solar Panels, Application Submitted 8/30/2022

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of August 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 7:37 PM.

  
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JoAnn Caldwell, Teas Lakes POA President