

Teas Lakes POA Board Meeting Minutes September 14th, 2021

- I. **Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:32 PM, with the quorum being present by Alek Musulin and Ruth Dane. 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 2021 meeting was read. A motion to approve the minutes was made by Alek and motion was second by Ruth and approved unanimously.

- III. **Treasurer's Report:** The financials and bank reconciliations for August 2021 were reviewed. A motion was made by Ruth and motion was second by Alek and approved unanimously.

IV. **Old Business:**

- A. Front Detention Pond Mowing Status: The Board has been in contact with Sam Washburn with Alamo Sprinklers and Lawn. He has been trying to have his crew mow the front detention pond, however the detention pond has been holding water for some time now and he has not been able to get it mowed. He had assured JoAnn that he would have his guys either mow it or cut it by weedeater as soon as possible and would still honor the quoted price of \$200 per mow.
- B. 2021 Texas Legislation Updates: They Board reviewed the updated laws outlined for POA's that will go into effect September 1st, 2021 in last month's meeting. The Board approved the 2021 State Legislative updates that were provided by the attorney, Bryan Fowler and have updated the documents pertaining to our POA in accordance with his recommendation. A motion was made to approve the updates by Wes and motion was second by Ruth and approved unanimously in August's meeting. Once Bryan has completed the draft of the updates the Board will review one last time before finalizing and Bryan will file with the court.
- C. Erosion at Back Pond: The Board was advised by Mike Prado with Hurricane Lake that there was some erosion at the back pond by the overflow drain. The Board is still working on getting quotes for this project. Shelly will also contact the city regarding some missing slats on the box drains. If it is stated that the POA are responsible for fixing said drains/slats, the Board will also request quotes for those to be fixed. They will review again during the October 2021 meeting.

V. New Business:

- A. Dead Tree Removal at Front Entrance: It was brought to the Board's attention that there were a couple of trees that did not recover from the freeze in February 2021. The Board asked Sam Washburn with Alamo Sprinklers and Lawns to give a quote on the removal of those dead trees. Sam gave the quote of \$162.38 for the removal of 3 trees total. The Board reviewed the quoted price via email. A motion to approve the quoted amount of \$162.38 was made by Ruth and motion was second by Alek and approved unanimously.

VI. Open Forum: No Homeowner's were present for the open session quorum.

VII. Executive Session: JoAnn Caldwell called to order Executive Session at 6:49 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 as of August 31st, 2021.

Final Approval/Denied:

1. 2311 Tarrytown Crossing, Roof Replacement "estate grey", Temporary Approval was granted on 5/21/2021, however the homeowner decided to replace the same as existing and no application was needed (weatherwood). Final Approval not required.

Temporary Approvals waiting on Final Approvals:

1. 2303 Oakleaf Hills Circle, Fence Replacement, Temporary Approval 5/05/2021 (Final Approval Required By 11/05/2021)
2. 2201 Highland Hills Drive, Landscaping, Temporary Approval 7/26/2021 (Final Approval Required by 1/26/2022)
3. 2312 Perkins Crossing, Concrete Patio in backyard and Driveway Extension, Temporary Approval 8/24/2021 (Final Approval Required by 2/24/2022)
4. 7811 Board Crossing, Roof Replacement "storm grey", Temporary Approval 8/26/2021 (Final Approval Required by 2/26/2022)

- B. Deed Violations: The Board reviewed the deed violation report for the month of September 2021. A motion to approve the violations was made by Alek and motion was second by Ruth and approved unanimously.
- 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, JoAnn made a motion to adjourn the meeting and a second was made by Ruth and approved unanimously. Meeting was adjourned at 7:11 PM.