

Teas Lakes POA Board Meeting Minutes August 8th, 2023

- I. Call to Order/Proof of Notice:** JoAnn Caldwell called the meeting to order at 6:00 PM, with the quorum being present by Ruth Dane and Ruben Borjas. Also present was Lindi Almendarez 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 July 2023 meeting was read. A motion to approve the minutes was made by Ruben and motion was second by Ruth and approved unanimously.

- III. Treasurer's Report:** The financials and bank reconciliations for July 2023 were reviewed. A motion was made by Ruben to approve the financials and the motion was second by Ruth and approved unanimously.

- IV. Old Business:**
A.

- V. New Business:**
A. **Tree Removal at Front Pond:** It was brought to the Board's attention of a tree that had fallen at the front pond. JoAnn contacted Sam Washburn with Alamo Lawn & Sprinkler for a quote on removing the tree. The Board will revisit in September's meeting after they are able to review the quote.

- VI. Open Forum:**

- VII. Executive Session:** JoAnn Caldwell called to order Executive Session at 6:15 PM:
A. **ACC Projects:** The Board reviewed the ACC/ARC Report for the month of July 2023. The following applications were still pending, approved or denied as of July 31st, 2023.

Final Approvals:

1. 2204 Jefferson Crossing, Inground Swimming Pool Installation, Final Approval 7/28/2023

Temporary Approvals waiting on Final Approvals:

1. 2300 Oakleaf Circle, Roof Replacement & Exterior Painting, Temporary Approval 2/10/2023 (Final Approval Required 8/10/2023)
2. 7806 Mary Katheryn's Crossing, Patio, Temporary Approval 5/01/2023 (Final Approval Required by 11/01/2023)

3. 2303 Perkins Crossing Drive, Concrete Slab Addition and Gazebo Installation, Temporary Approval 5/05/2023 (Final Approved Required by 11/05/2023)
4. 2221 Highpoint Meadow, Above Ground Swimming Pool, Temporary Approval 6/30/2023 (Final Approval Required 12/30/2023)
5. 2302 Tarrytown Crossing, Roof Replacement, Temporary Approval 7/5/2023 (Final Approval Required 1/5/2024)
6. 7810 Niki's Crossing, Flagpole, Temporary Approval 7/25/2023 (Final Approval Required 1/25/2024)
7. 7810 Mary Katheryn's Crossing, Roof Replacement, Temporary Approval 7/19/2023 (Final Approval Required 1/19/2024)


Pending Applications Waiting on Approval/Denial:

1. 7512 Teas Lakes Drive, Pergola, Application Submitted 5/11/2023 (waiting on permits from City of Conroe)
2. 2313 Tarrytown Crossing, Roof Replacement, Submitted 7/27/2023
3. 7705 Board Crossing, Exterior Painting, Submitted 7/31/2023

Denied Applications:

- B. Deed Violations: The Board reviewed the Deed Violation Report for the month of July 2023. The Board agreed to send out letters to the ones that were non-compliant and take off the homeowner's who had brought their violations into compliance
- C. Collection Matters: The Board reviewed all the pending litigations that are currently at Chris Archambault'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 Ruben and approved unanimously. Meeting was adjourned at 6:33 PM.



JoAnn Caldwell, Teas Lakes POA President