

Teas Lakes POA Annual Meeting Minutes January 10th, 2023

I. Call to Order/Proof of Notice: 6:09 PM; JoAnn Caldwell, Ruth Dane, along with Elizabeth Allen, James Hensley and Ruben Borjas, with the ACC Committee, were present as well as Shelly Wich with IMC. Documentation showing proof of notice was posted on the bulletin board, Teas Lakes Neighbors Facebook Page, Teas Lakes POA Facebook Page, as well as the website. The total quorum for the annual meeting was 27 total, there were 8 owners present in person and 19 owners by absentee/proxy ballot.

A. Introductions of the Board Members: JoAnn Caldwell – President, Ruth Dane - Secretary, and Shelly Wich with IMC.

II. Minutes: From January 2022 meeting were read. Motion to approve minutes was made by Ruben Borjas, and motion was second by Ruth Dane and approved unanimously.

III. Treasurer’s Report: December 2022 financials and bank reconciliations were reviewed, along with the 2023 proposed budget. A motion was made by Ruben Borjas to approve the financials and budget as read; the motion was second by Ian Schuur and approved unanimously.

IV. Old Business:

V. New Business:

A. ACC Guideline Updates: The ACC Committee has been working to update the ACC Guidelines to comply with the new 2021 Legislative changes that were made. The ACC Committee also wanted better clarifications within the guidelines for new and old projects that have arisen over the last year. The proposed changes were presented to the homeowners so they could ask any questions or if they had any concerns before the proposed guidelines were officially approved and sent to the attorney’s office to be filed with the county.

VI. Elections and Results:

A. There were four positions currently open on the Board. JoAnn Caldwell ran for another 2 year term. Ruben Borjas was nominated from the floor. Shelly Wich counted the ballots, in which JoAnn Caldwell and Ruben Borjas were elected and the positions are as follows:

- a. JoAnn Caldwell - President
- b. Ruth Dane – Secretary
- c. Ruben Borjas - Treasurer

- B. The ACC Committee had 3 positions open that are required to run every year for a 1 year term. Elizabeth Allen, along with James Hensley and James Adams are running to be elected for a 1 year term. Shelly Wich counted the ballots, in which James Adams, James Hensley, and Elizabeth Allen were elected and the positions are as follows:
- a. Elizabeth Allen – Chairman
 - b. James Hensley – Member
 - c. James Adams – Member

VII. Open Forum: The homeowners present requested that a draft of the minutes be available to view online and be posted with the agenda for the upcoming monthly meetings. They also talked about street lights within the community and on League Line that were out and needed to be repaired.

VIII. Adjourn: 7:25 PM a motion was made by Ruth Berg to adjourn the meeting. The motion was second by Ruth Dane and adjourned unopposed.

JoAnn Caldwell, Teas Lakes POA President