

## **Teas Lakes POA Annual Meeting Minutes January 10th, 2022**

**I. Call to Order/Proof of Notice:** 6:34 PM; JoAnn Caldwell, Ruth Dane, Alek Musulin, and Elizabeth Allen, the ACC Chairman, 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 20 total, 6 owners present in person and 14 owners by absentee/proxy ballot.

A. Introductions of the Board Members: JoAnn Caldwell – President, Alek Musulin - Vice President, Wes Bolinger - Treasurer, Ruth Dane - Secretary, and Shelly Wich with IMC.

**II. Minutes:** From January 2021 meeting were read. Motion to approve minutes was made by Ruth Dane, and motion was second by James Hensley and approved unanimously.

**III. Treasurer's Report:** December 2021 financials and bank reconciliations were reviewed, along with the 2022 proposed budget. A motion was made by Alek Musulin to approve the financials and budget as read; the motion was second by Ruth Dane and approved unanimously.

**IV. Old Business:**

A. Front Detention Pond Clearing/Mowing Status: The Board was advised by the City of Conroe that the front detention pond was no longer in compliance with their engineering department. The City recommended that the detention pond be cleared of all brush/debris, excavated and regraded back to it's original plans. The Board received quotes from K&K Construction, Dirt-Logic, Inc. and Slott Construction. The Board approved the quote in the total amount of \$76,390.00 from Slott Construction in August 2020. The project was completed by September 2020, with the approval of the City of Conroe's Engineering Department. Once the detention pond was brought back into compliance, the Board needed to get quotes to have the detention pond mowed on a regular basis. JoAnn did receive quotes from several different companies, but ultimately the Board decided to stay with Sam Washburn, with Alam Lawn & Sprinklers. Sam stated that he would mow the area when it was dry enough with his weekly mowing schedule at no extra cost.

**V. New Business:**

A. 2021 Texas Legislation Updates: The Board went over the new updated laws outlined for POA's that went into effect September 1st, 2021. 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. Bryan has completed and filed the approved updates and the Management Certificate with the courts.

**VI. Elections and Results:**

- A. There was one position currently open on the Board. Wes Bolinger ran for another 2 year term. There were no other nominations from the floor. Shelly Wich counted the ballots, in which Wes Bolinger was elected and the positions are as follows:
  - a. JoAnn Caldwell - President
  - b. Alek Musulin - Vice President
  - c. Wes Bolinger - Treasurer
  - d. Ruth Dane – Secretary
- B. The ACC Committee had 3 positions open that are required to run every year for a 1 year term. Ruben Borjas, along with James Hensley and Elizabeth Allen are running to be elected for a 1 year term. Shelly Wich counted the ballots, in which Ruben Borjas, James Hensley, and Elizabeth Allen were elected and the positions are as follows:
  - a. Elizabeth Allen – Chairman
  - b. Ruben Borjas – Vice Chairman
  - c. James Hensley – Member

**VII. Open Forum:** The homeowners present did not have anything they wished to discuss at this time.

**VIII. Adjourn:** 7:08 PM a motion was made by Ruth Dane to adjourn the meeting. The motion was second by Alek Musulin and adjourned unopposed.

---

JoAnn Caldwell, Teas Lakes POA President