

Re: Mowing Schedule Boca Chica

Patrick Spencer <patbran42@yahoo.com>

Sat 6/1/2019 8:28 AM

To: Tri County POA <tricounty@outlook.com>

Please remove me from your mailing list, as I no longer own any property there.

Sent from Yahoo Mail for iPhone

On Saturday, June 1, 2019, 7:42 AM, Tri County POA <tricounty@outlook.com> wrote:

Please mark your calendar. This will be the tractor mowing schedule. Subject to change due to rain/wet conditions. Please have your properties mowed before your schedule section. Sections 1, 2 and 6 is the first week of the month. Section 3 second week of the month. 4 & 8 is the third week of the month. 5 & 7 is the fourth week of the month.



**AGENDA: Board Meeting
TRI-COUNTY POINT POA**

Date: February 23, 2019

Start Time: 9:00 AM

Location: Community Center

- I Call to Order**
- II Roll Call**
- III Approval of Agenda**
- IV. Old Business**
 - a. Permit Fees**
 - b. Budget**
- V. New Business**
 - a. Variance Request**
 - b. Water & Sewer Agreement**
 - c. Porta Potty & Dumpster Rental**
 - d. Treasurer's Report**
 - e. Community Center Parking Lot**
 - f. Commercial Parking Lot**
- VI Member Comments/Announcements**
- VII Adjournment**

TRI-COUNTY POINT POA
Board of Directors Meeting
February 23, 2019
9:08 AM

*Bill
3/4 6/4 2/17*

Location of Meeting:

Carancahua Community Center

Present at Meeting:

President: Stanley Kazwell

Vice President: Jim Parker

Treasurer: Sanjay Thompson

Secretary: Dale Porter

Director: Wally Eady

Operations Manager: Shirley Shaddock

Members Absent: None

Quorum Present: yes

Call to Order: @ 9:08 AM

Minutes:

Old Business:

Purchase of tape recorder for \$60.00 or less: **Motion** by Sanjay **Seconded** by Jim **All in favor**

Agenda Approved: Yes

Permit Fees:

a. Structure over 600 sq ft.

Motion for fee to be \$125.00 for Structure over 600 sq ft.

Motion made by

2nd by

b. Culvert to be included?

Motion for fee to be \$25.00

Motion made by

2nd by

c. Improvements to existing structure

Motion on the floor is for an improvement to an existing structure not to include and addition is \$75.00

Motion made by Sanjay

2nd by Dale

Open for discuss: Jim said yes, I make a motion to table.

Motion to table for more discussion. 55:05

Motion made by Jim

2nd by Sanjay

Discussion is are we going to charge them \$125.00 or \$75.00 to close in an RV cover?

Motion still on the floor for an improvement to an existing structure not to include additions would be \$75.00

All in favor say I = 3 Oppose: none 2

Motion ~~passed~~ opened back up to discussion

Gavel passed to Jim, motion on floor by Stanley for an 'addition to existing structure' to include additions for the \$75.00. We add the word additions to Improvements.

Motion made by Stanley

2nd by Wally

All in favor say I = 4 Oppose: one

Motion passed

d. Bulkhead

Motion to combine Bulkhead, Bulkhead-Pier Replacement and Pier

Motion made by Jim

2nd by Wally

All in favor say I = 5 Oppose:

Motion Passed

Motion on the table for a Bulkhead-Pier Replacement and Pier to charge \$100.00

Motion made by Jim

2nd by Sanjay

Open for discussion: Dale are we going to charge them if the pier is damaged from the storm? 1:03:29

Motion on the table for a bulkhead, bulkhead /pier Replacement and Pier we charge \$100.00 unless there is a catastrophic event i.e. hurricane they get one year to complete project without a permit.

Motion made by Jim **2nd by Wally**
All in favor say I = 5 Oppose: **Motion Passed 1:06:20**

e. Culvert

Motion on the table for culvert and drive cost would be \$25.00 unless put in by Jackson and the applicant is not required to get a permit from

Motion made by Sanjay **2nd by Wally**

Open for discussion:

Motion on the table to amend previous motion to take "our unless Jackson County puts it in".

Motion is permit for a driveway and a culvert no matter what the material is they use it's \$25.00 to include all sections and they don't need to go to Jackson County.

All in favor say I = 5 Oppose: **Motion passed 1:19:47**

f. Structure under 600 sq ft – Carports – Deck- Concrete Slab

Motion on table for any deck, carport, concrete slab, structure under 600 sq ft

Permit fee is \$50.00 75.00

Motion made by Jim **2nd by Sanjay**

Open for discussion: No

All in favor say I = 5 Oppose: none **Motion Passed 1:23:51**

g. Deed Transfer

Jim made a motion to table the discussion on transfer fee keep it in place the way it is.

Motion made by Jim **2nd by Sanjay**

Open for discussion:

All in favor say I **Oppose: none** **Motion: Passed**

h. Penalty for not getting a transfer fee

There should be not penalty to the new owner if the past owner did not pay the transfer fee. Everyone said we should not be charging the new owner for them. We would give the member a notice to pay

Gavel passed to Jim and Stanley made a motion that transfer fee it remains \$100.00 and will visit it another time if we want to increase that cost and if you don't pay it within 30 days of purchasing the property the penalty for not paying it is \$50.00.

Motion made by Stanley **2nd by Wally**

Open for discussion:

All in favor say I 5 **Oppose: none** **Motion: Passed 1:47:03**

i. Penalty for not paying a permit

Motion on the floor that the penalty for not obtaining a construction permit is \$250.00

Motion made by Jim 2nd by Sanjay
Open for discussion:
All in favor say I Oppose: none Motion passed 1:54:06

j. Mowing

Motion to table everything regarding mowing. 1:58:39

Motion made by Jim 2nd by Wally
Open for discussion:
All in favor say I Oppose: none Motion passed 1:58:39

Budget:

Gavel passed to Jim - Motion to approve the estimated budget as presented and review it at every board meeting.

Motion made by Stanley 2nd by Wally
Open for discussion:
All in favor say I Oppose: none Motion passed 2:20:19

Variance Request:

Fence variance 5ft Dog No Climb Fence Sec 3 Lot 345 & 346

Gavel passed to Jim Motion on the table for it be approved under the condition that.

- 1. The fence does not sag. It must be pulled tight and if it's not the board can come back a force the owner to make it correct.
- 2. This type of fence must request a variance and is not an automatically approved.

Motion made by Stanley 2nd by Sanjay
Open for discussion:
All in favor say I Oppose: none Motion passed 2:35:05

Ranch Style Fence: Sec 7 Lot

Motion made for approval under these conditions.

- 1. Can only be 6' in the back
- 2. This type of fence must request a variance and is not an automatically approved.

Building to be placed inside the setback line. Sec 4- ????

Approved based on construction was already done because property owner said he was told the board approval.

Easement Release:

Sec 5 Lot 51-52

Sec 3 Lot 345 & 346

??

Motion made by Sanjay 2nd by Jim
Open for discussion:
All in favor say I Oppose: none Motion passed

Cook-Off Toilets and Dumpster

Gavel passed to Jim.
Motion on table that the POA pay for two port a potty and dumpster for the cook-off

Motion made by Jim 2nd by Wally
Open for discussion:
All in favor say I Oppose: none Motion passed 2:56:38

Voice board approval for a liability release form be used for the event.

Does a property owner that has a garage on one lot and resident on another lot and wants to put water in the garage, do they need to purchase a separate utility hook up?

Voice approved **NO** only if it's a full-time resident on each lot.

Community Center Parking Lot
Seeking approval for the POA to pay for the remaining cost of the dirt after the \$1000.00 donation.

Voice approved.
Semi Annual Meeting May 4th 10:00 AM

The meeting was adjourned: ??????????????????

- * Should the transfer fee be passed to the new owner if the past owner did not pay the transfer fee. Everyone said we should not be charging the new owner for them.
- * Do we need a permit to enclose a deck?
- * If they have a deck and want to make it bigger and add windows is it an addition or new construction?
- * If they have a deck with roof is that an improvement?
- * Make sign - \$250.00 fine for not obtaining a construction permit ,
- * compensation for mowing

* Privacy fence in back yard and picket fence

*Each full time permeant resident, must have a separate utility hook up.

Bi-Annual Membership Meeting Agenda
Carancahua Community Center on CR 477
May 4, 2019, 9 am,

- 10 AM Call to Order
- Pledge of Allegiance/Invocation
- President's Opening Comments = Jim
 1. Important Message from of directions
 2. Be aware of what you flush
 3. Saturday Hours
 4. Remember to get permits
 5. Pool - key cards, cameras, preregistered guest
 6. Election of President
- Adoption of minutes = Sanja
- Treasurer's Report = Sanja
- Presentation of Budget = Sanja
- New Business
- EMS/Street Signs = Wally
- Old Business= Sanja
 1. TCEQ
 2. CSI
- Water Supply Corporation = Shirley
 1. Corporation approved
 2. Will be meeting to elect officers
- Special Presentations/Closing Comments
 1. Proclamation
- Adjournment

TRI-COUNTY POINT POA
Members Meeting
Date May 04, 2019
Time 10:00

Location of Meeting:

Carancahua Community Center

Present at Meeting:

Vice President: Jim Parker Treasurer: Sanjay Thompson Director: Wally Eady
Operations Manager: Shirley Shaddock

Members Absent:

Secretary: Dale Porter President: Stanley Kazwell

Quorum Present:

Yes

Last Minutes approved:

No minutes present from last meeting. Will be posted on the website once they are approved.

Call to Order:

10:07 AM

Treasurer's Report:

Sanjay presented the financial report, we finally have a budget the information the numbers are from 2018 information. She is going to put the P&L and the budget together if you want get more details of the P&L you can make an appointment at the office to get an itemized list.

We meet the budget for the first quarter, total expenses we went a little over the budget.

Member asked for a list of the liabilities and was told if they go to the office and request it they can receive a copy.

Presidents Report:

Went over the Newsletter and wanted to make sure we have everyone's proper address.

How the community is progressing forward, changes that are being made, biggest thing we having a problem with is permits. Jim stated you "need to check with the office first, if you need a permit"

Gave out the new afterhours phone number.

Sewer: Foreign objects in the system causing the sewer pumps to burn up, replacement cost will be the property owner's responsibility.

Talked about the new swipe card system.

Members mentioned that the age of child at the pool without an adult should be raised. Parking on the dump station pad, that should not happen and we need to make them move.

Camera's need to be at the pool and boat ramp and that will help with the issues.

New Business:

Jim Ekstrom from the fish farm talked about how the bug problem and that he is doing everything he can to help resolve the issue. He wants to make his neighbors happy and he will do what he can to help solve the issue.

EMS and Street Signs:

Wally presented that the fire department is donating 911 street signs and the maintenance will be posting them in the yards soon.

Proclamation of Pier:

Proclamation was made to name the pier "Roland T. Senior Pier" all board member agreed that as this day forward will be referred to as the "Roland T. Senior Pier".

Old Business:

TCEQ fines we need to respond to them within 14 days. If it is not taken care of it will go into enforcement. We have one case that just went into enforcement regarding our water and sewer permit and the fine is around \$40,000.00. A payment plan was set up to pay the fine. More information at the office feel free to go to the office if you need anymore information. We still have past years enforcements that we are still dealing with and more fines will be added as they come up on TCEQ's docket.

WSC:

Shirley stated the WSC has been granted as a corporation by the Secretary of Texas and the next step is to form the board and we need to establish a date to see who wants to run for what positions on the board. Anyone interested is to send a message to Shirley with your contact information so the office can contact you when a date is established.

Open for Discussion:

Mowing:

Member question: Are we going to start charging property owners for mowing when they are not taking care of the lots? Answer: Some property owners turn it into the office when they mow someone's property and the POA will bill them.

Member was wanting to know when the mowing fees and other fees went up. Stated they found out by the newsletter and the members didn't vote on that also stated that the minutes should have been posted or something posted that the prices were going to go up. Stated they got the notices after the it was mowed and charged \$55.00. Jim stated that was at an open meeting but nobody showed up to that meeting, the information was posted on the website, front door and by our bylaws you must keep the lot mowed, the raise in price is up to the board of directors.

Member stated that Facebook doesn't count as a way of communication according to the bylaw.

Member stated the POA rutted up there lot so bad that they can't even get in to mow the property.

Member was advised that the POA is going to repair the ruts that were created on their lot.

Member asked about not being able to get on their property due to no drainage ditches. Shirley spoke about Johnny Lloyd doing the drainage ditches and was relying on his experience to do the areas that need it first.

Member stated she dug her own ditches, maybe if we put a little bit of effort in our own property to help out POA we might get somewhere.

Boat Ramp:

What can be done about unauthorized people in boat ramp?

Do we have a no camping sign at pier?

How many RV's can camp at pier?

Plan's to have boat ramp dredged again and repair area?

Other:

Member stated in the last five years it has been the best it has ever been in the 15 plus years they have been coming out here.

Member complained about not being able to get on lot because no drainage ditches and was upset because the POA mowed his lot.

Sanjay stated as members we all have to work together to make this a better place to live in, if there are issues or concerns speak up and contact the office with your emails so we can have a better way to communicate.

Member stated that we can't do everything at once, it's like eating an Elephant "one bite at a time" Member stated that our POA dues should only be \$84.00 but we are being charged \$125.00. It was explained that the dues went up in 1990 to \$100 and 1995 to \$125.00. Another member stated that it was never recorded at the court house of the dues increase.

The meeting was adjourned: 11:30 am

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

14 County Road 480 * Palacios, Texas 77465

Tel. No. (361)-972-3998 Fax No. (361)-972-0309

E-mail www.tricounty@outlook.com * Web Site tricountypoa.org * Facebook Tri-County Point POA

Notice and Agenda of Tri County Point POA Meeting

Notice is hereby given of a Closed Meeting of Tri County Point POA Board of Directors to consider the following agenda items on:

Discussion on the POA moving forward

- A. Financial Banking**
- B. Administration**
- C. POA billing**
- D. Water and sewer billing**

December, 5 2019 at

Carancahua Community Center, 829 County Road 480, Palacios Texas

A Executive Session

- a. Call Executive Session: The Tri County Point POA Board of Directors reserves the right to meet in closed session on any posted agenda item, if necessary, pursuant to Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), or 551.087 (Economic Development).
- b. Reconvene: The Tri County Point POA Board of Directors will reconvene in open session for action, if any, on items discussed in Executive Session.

B. ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice and Agenda of Meeting of the Tri County Point POA Board of Directors was posted on the Tri County Point Poa bulletin board, a place convenient and readily accessible to the general public at all times, on the following date and time indicated, and remained so posted continuously for 72 hours preceding the scheduled time of said meeting.

Christi Adams Posted: December 2, 2019 at 8:00 a.m. / (p.m.)
Christi Adams, Office Manager Tri County Point POA Board of Directors

In compliance with the Americans with Disabilities Act, the Tri County Point POA Board of Directors will provide reasonable accommodations for persons attending meetings. Braille is not available. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Christi Adams, Office Assistant, at 361-972-3998 or email tricountypoa@outlook.com