

Tri-County Point Property Owner's Association

Minutes

Annual Meeting – August 18, 2007

This is a true and correct copy of the Minutes of the Annual Meeting of the Tri-County Point Property Owner's Association held on August 18, 2007.

Board President Mark Frank called the meeting order at 1:10 p.m. Susan Jessup confirmed that there was a quorum of property owner's present either in person or by proxy.

Kellie Normand made a motion to waive the reading of the Minutes from last year's Annual Meeting. Jack Ward seconded the motion – MOTION PASSED.

Board President Frank announced that due to a lack of qualified candidates that there would not be an election for a new President held at this meeting and that he would remain in his current positions for another term; re-elected by Proclamation. He then thanked the members for their confidence in him, and the job he has done for the association. He continued that the last election had the most qualified candidates ever for the elections and was disappointed that no one had opted to run for election this year.

Board President Frank then gave the Financial Report giving the Profit & Loss and Balance Sheet figures as of June 30, 2007.

Board President Frank announced that the sale of all 18 lots in Section VIII had been completed. In Section VII the buyer has agreed to install the water, sewer and roads; as well as installing a new water well. The buyer will also vote their shares pro-rata.

The Water & Sewer Department for the first time did not require any additional funding. It has been fully self-sustained for the past year. Lot payments are at 75%.

Board President Frank spoke of his promises when first elected as Board President:

1. The writing of the financial house.
2. Build a sense of community.
3. Building of new houses – there are currently 6 new houses and 20 new water & sewer connections.

Board President Frank stated that there seems to be a lesser sense of crisis and a greater sense of management within the association. He thanked Susan Jessup and Dawna Frankson for their dedication and commitment to achieve these.

Board President Frank then went into future plans for the association:

1. Development and growth.
2. Balance with Management.
3. Infrastructure Investment.
4. The building of a new office facility.
5. Roads, ditches and drainage.

A discussion followed on the above items, with everyone being encouraged to contact Jackson County about the ditches and drainage. The possibility of a petition to Jackson County was discussed, as well as seeking grant help for these areas.

A general discussion was held on the Rules & Regulations. Harlem Denley made a motion to allow the Board of Directors to a grant various, if needed, on the lot restrictions. After additional discussion it was agreed that John Hamrick and Mark Frank would schedule a Special Meeting of the owners to discuss this matter in greater detail.

Board President Frank encouraged everyone to "be careful who you sell to" due to several problems that have arisen. One of these is in the pool area. Everyone is asked to please be on the watch for whoever is abusing this area. It was suggested to have the pool facility checked daily by the maintenance worker(s).


Mark Medford was awarded a plaque in recognition of his service to the association.

Jack Ward, President of the Emergency Services District, gave a talk on safety within the community. The CVFD serves an area of 109 square miles and as a Small Taxing Entity receives \$.10 per \$100 of value. Volunteers are greatly needed in all areas.

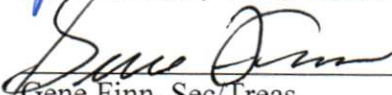
Louis Klusmeyer advised everyone that Jackson County is a part of the national 2-1-1 system where you can register for emergency transportation in the event of a hurricane or natural disaster. This agency will take one person, one pet in a carrier and up to 2 caregivers if needed.

There being no further business to discuss, Tess Flores made a motion to adjourn. Mr. Day seconded the motion – MOTION PASSED.

Board President Frank adjourned the meeting at 2:45 p.m.


 _____ 12/8/08
 Mark Frank, President Date


 _____ 8/25/08
 John Hamrick, Vice President Date


 _____ 8-16-08
 Gene Finn, Sec/Treas Date

Tri-County Point Property Owners Association, Inc.
14 County Road 480
Palacios, TX 77465
Tele, 361-972-3998, Fax, 361-972-0309, Email tricounty@awesomenet.net
www.tricountypoa.org

August 18, 2007 Board Meeting

John Hamrick Gene Finn

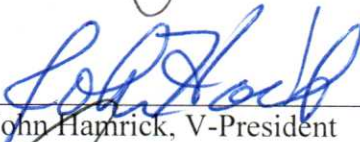
The Board agreed to put 2 loads of shell at boat ramp area and 3 loads of material for road repair. There was lengthy discussion about drainage problem. We will call Mr. Appling and ask for permission to clean drainage ditch behind sections 3 and 5. The Association is to get on the agenda for Commissioners Court about the roads and the drainage. The Board suggested lowering the pier lights. They donated \$200.00 to the Carancahua Fire Department. The Board gave Danny Jessup a raise of \$3.00 per hour. There was discussion about the pool area being trashed, and no solution was reached as how to resolved the problem. Dawna and Susan told the Board about the 50 x 60 building for a new office and meeting room. The Board asked Mr. Gainer about a variance on Section 4 water front property due to erosion. He is going to look in to this matter, and we would have to call a special meeting to vote on a variance. There was lengthy discussion on recreational vehicles. Deed restriction say you can have them on property up to 6 months, but does not say how long they have to be off property. If the RV is under a car port is it considered a permanent structure. Mr. Gainer was asked about the Section 5 Commercial Deed Restriction. We have none and he said they are the same as Section 5 Deed Restrictions. The new rate for camper hook up at pier is \$20.00 per night and \$5.00 per tent per night.



Mark Frank, President

12/8/07

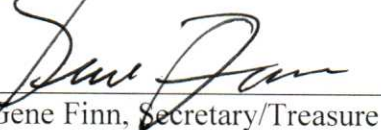
Date



John Hamrick, V-President

8-25-08

Date



Gene Finn, Secretary/Treasure

8-16-07

Date