



Tri-County POA Open Board Meeting of Directors Meeting Minutes

Tri-County POA Community Center and via Zoom

January 8, 2022 at 4:00 p.m.

- 1) Call Meeting to Order - **Clint Hammonds called the meeting to order at 4:18**
- 2) Pledge of Allegiance - **Hammonds lead the pledge with the Community.**
- 3) Roll Call - **All present, President Clint Hammonds, Vice President Shelly Koether and Treasurer Karen Gallaher**
- 4) Establish Quorum - Quorum created

Discussion and possible action items;

- 1) On meeting minutes of Special Directors Meetings held on November 11, 2021, November 19, 2021 and December 2, 2021. **Motion made by Koether to approve all minutes as presented, seconded by Hammonds. All ayes**
- 2) Approval on reconciliation reports of November and December 2021 Financials. **Hammonds made motion to approve reconciliation reports seconded by Koether. All ayes**
- 3) On accepting the resignation of Kayla Schilhab as elected Secretary for a term to expire in 2023. **Koether made motion to accept resignation of Schilhab seconded by Hammonds, all Ayes.**
- 4) On appointing Secretary for a term to expire in 2023. **No Action, no applications.**
- 5) Selling the 2000 Mazda VIN# 4F4YR12C8YTM20225. **Motion made by Hammonds to proceed to sale the Mazda, seconded by Koether. All Ayes.**
- 6) Association's Payment Plan Policy. **Koether motioned to adopt the policy seconded by Hammonds, all Ayes.**
- 7) Association's Policies and Guidelines. **Gallaher motioned to adopt the policy seconded by Hammonds, all Ayes.**
- 8) Association's Collections Policy. **Gallaher motioned to adopt the policy seconded by Hammonds, all Ayes.**
- 9) Association's Current Administrative Policies regarding Architectural Review Authority. **Gallaher motioned to adopt the policy seconded by Koether, all Ayes.**
- 10) Association Management Certificate. **Gallaher motioned to adopt the policy seconded by Koether, all Ayes.**

- 11) Records Retention Policy. **Gallaher motioned to adopt the policy seconded by Koethers, all Ayes.**
- 12) Records Production Policy. **Koether motioned to adopt the policy seconded by Gallaher, all Ayes.**
- 13) 2022 Tri-County POA calendar year Budget. **Tabled**
- 14) On paying bills from prior BOD in arrears **Payments and payment arrangements IRS, TCEQ and numerous outstanding bills to Service Supply and other vendors.**

Executive session(closed) - The board may convene into executive Session as authorized under TLC chapter 551 on items to include:

- 1) Contracts
- 2) Legal
- 3) Personnel
- 4) Confidential property owner Matters.

Architectural Controls Committee (ACC)

- 1) Adopting ACC Charter - Motion to adopt policy made by Koether seconded by Hammonds. All Ayes.
- 2) Appointments of Glenn Monday, Debbie Kocurek, Ernest Garcia, Stuart Becker, Stanley Kazwell and Debbie Steele. **Motion to appoint all listed made by Koether seconded by Hammonds. All Ayes.**
- 3) Updated applications and fee schedule for permits in all eight sections. **Motion made by Hammonds for adding all applications and approve fee schedule to include a 3.5 percent credit card usage fee per credit card transaction seconded by Koether. All Ayes**
- 4) Accepting applications anytime via email or in person at the office to be reviewed on the first and third Wednesday of each month by the ACC. **Motion made by Gallaher to accept applications seconded by Koether. All Ayes.**

Maintenance Committee (MC)

- 1) Report and request -Mike Crosby Chair reported roads needing pot hole repair and culverts needing replaced. Asking for volunteers in the community to read meters and help with other projects as needed.
- 2) Budget was presented and adopted for the committee as first quarter budget in the amount of \$13985.00
- 3) Road Maintenance issues to be addressed as the budget allows.
- 4) On governing the installation of culverts and compliance - Maintenance committee will be responsible for making sure all culverts are place at the right grade.

Public Comments limited to 3 minutes each person, please fill out Public Comment form at the door or email office@tricountypoa.com.

Public comments – signed in

David - asking ARC for permit extension and mentioned a water leak on Barracuda

Larry Benham- no comment (thought it was a sign in sheet)

Sydney - permit issues, lots with garbage needing to be cleaned up and mowing issues along with the pier and boat ramp privacy for members.

George Guerra – social media and the right for the community to express, water meters 70 accounts not being read properly, asking for a community group to read meters, Fernando at the boat ramp, stickers to residents, mowing and what has been collected on the mowing bills.

A group of others signed the public comment form as well thinking it was a sign in sheet and all others had no comment.

Minutes approved February 8, 2022.