

Tri-County Point Property Owners Association, Inc.

14 County Road 480

Palacios, Texas 77465

361-972-3998 Office

361-972-0309 Fax

tricity@awesomenet.net

tricitypoa.org

March 4, 2010

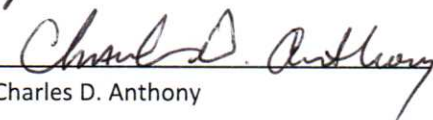
Board Meeting Minutes

The Board meeting was called to order by John Hamrick, President of the Association at 10:00 a.m. Present at the meeting is John Hamrick, President; Charles D. Anthony, Vice-President and by conference telephone call Gene Finn, Secretary/Treasurer. Discussion on the agenda is the loan for the new office for Tri-County Point Property Owners Association. The funds of \$25,000.00 will be loaned by First State Bank in Canyon Lake, Texas. All three Board members are in agreement to borrow the funds as well as appointing Vice-President Charles D. Anthony to be the designated signer for the bank loan on behalf of Tri-County Point Property Owners Association. The Board meeting was adjourned at 10:30 a.m.


John R. Hamrick, President

Conference via telephone

Gene Finn, Secretary/Treasurer


Charles D. Anthony

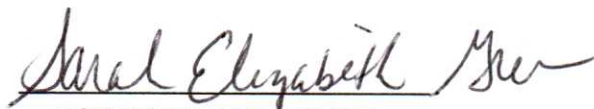
THE STATE OF TEXAS



COUNTY OF JACKSON

BEFORE ME, the undersigned authority, on this day personally appeared Charles D. Anthony of Tri-County Point Property Owners Association, A Texas Non-Profit Corporation, known to me to the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed, in the capacity therein stated and s the act and deed of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 4th day of March, 2010.


**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

was mailed to ALL members

Tri- County Point Property Owners Association

We are billing early again this year, if you can pay early we appreciate it, but if you can't please remember the maintenance fees are due by January 1st and there is now a late fee.

OFFICE FEES

LATE FEES: The Deed Restrictions for Sections One through Eight allow the Association to charge a late fee on a per lot basis. If maintenance fees are not paid by January 1st, a \$25.00 per lot fee is assessed and \$5.00 per lot, per month after until paid.

LIEN AND/OR COLLECTIONS: There is a \$50.00 release of lien fee and/or collection fees applied if filed.

TRANSFER FEE: The Board increased transfer fee from \$50.00 per lot to \$100.00 per lot.

APPLICATION FEE: The Board implemented an administrative fee for application to seek approvals;
\$100.00 for house plans.
\$25.00 for driveways, sheds, campers, carports, slabs, etc:

CAMPERS: There is a fee of \$25.00 due every six months for having a camper on your property.

KEYS: 1st key is free, 2nd key is \$25.00, 3rd key is \$50.00, 4th Key is \$75.00.

POSTING LOTS FOR SALE: Web site \$10.00, Office \$10.00.

COPIES: Mailing: Deed restrictions \$25.00, Maps \$25.00.
In office: Deed restriction \$1.00 per page, Maps \$1.00 per page.

FAXES: Sending \$1.00 per page, receiving \$1.00 per page.

Tri-County Point Property Owners Association
Annual Meeting Minutes
August 21, 2010

Annual meeting came to order at 1:25 p.m., Mark Paulsen our new president was elected interim August 19, 2010. Mark ran unopposed for the position. Minutes from the last meeting were approved, not read aloud; motion, second, and approved as submitted. Budget was distributed and questions as below:

Question: Bank fees?

Answer: bad checks written to the Association, not bad checks written by the Association.

Question: What are we renting?

Answer: Storage for equipment; tools and General Land Commission for boat ramp and pier.

Question: Who are we renting from?

Answer: Danny Jessup, for equipment storage, his tools, electricity and water to repair Clean, and maintain upkeep on equipment.

Question: What are reimbursement expenses of \$5,959.00?

Answer: To repay any out of pocket expense for the Association that is purchased by employee's or for a property owner who paid for a tap and before installation decides they do not want to connect, or an overpayment on maintenance.

Question: Maintenance Repair:

Answer: Roads, pier, pool, boat ramp, bathhouse, etc. There is a leak at the pool that is going to have to be fixed, there is a big expense there already.

Maintenance fees due; liens will be filed on Monday morning for any back maintenance owed. Question was asked about the number of employees; we have four people on payroll. Home owner asked about the condition of the restrooms, it was explained some home owners are very inconsiderate about bathroom use.

Michael Gainer, Association Attorney; announced that delinquent owners will be subject to legal action, Starts with a demand letter, If payment is not made or arrangements made, a lawsuit may still be filed and seek foreclosure by putting a lien on the property and the property can be auctioned of at the County court house. The goal is to collect the money. The board will set a cap, Delinquencies above a certain amount will be filed against, but some lower amounts may not be taking action at this time.

Moved on to treasures report; motion made and seconded.

Mark announced a few new fees under the circumstances;

Board needs real photo's (not copies, faxes, emails or prints on paper) to request approval for R.V. or mobile homes, etc...

If you are requesting approval for a mobile home you will need to provide a tax certificate and title of ownership.

There will be (application) administrative fees for driveways, carports, pads, etc... of \$25.00.

When submitting house plans, the board wants real plans, exterior specs. siding, roofing, must be specific, and an (application) administrative fee of \$100.00.

Board is looking at architectural committee to check easements, building materials, etc. Volunteer basis if you would like to put your name and qualifications in for that.

Billing for 2011 assessments will be sent out early again this year as well as the voluntary assessment of \$50.00 per lot.

There has been an increase in the transfer fees from \$50.00 to \$100.00 per lot.

Considering a fee for those who leave campers and R.V.'s on their lot of \$25.00 per 6 months

There will be a late fee imposed for delinquent assessments \$25.00 if not paid by due date, and \$5.00 per month thereafter.

Mark raised the question of selling our water system to a private owner.

10 miles of water and sewer line; 2 lift stations, 4 wells

Most of which was installed in 1983 with the exception of Section 2 well, put in last year at the cost of \$41,000.00.

Regarding the water system possible sale:

18 voted to explore

15 voted no interest in exploring a sale.

NOTE: This was an informal vote; just curiosity.

Question was asked about the office: It is nearly complete just a little interior work left to do and paint the exterior. Next step is community center/storage facility.

Cost to build the office was around \$34,000.00 with a lot of material donations:

84 Lumber-----Lumber and trim

Darrell Levlon----air conditioning

Dale Rocarek & Mark Paulsen----framing the inside & hardy board

Danny Jessup-----time, labor and equipment to put office together

Kellie & Kennie Normand----- kitchen cabinets, sink, and helped with the move

David Anthony----- Electrical
The office was built for about \$34 sq. ft.

Members present (informal vote) voted next priority should be equipment shed rather than a community center by a show of hands. Question was raised about where to build the storage shed; near pool or near the office? The vote was about half and half.

Discussion about dogs, trash, condition of bathrooms and the need for the community environment, we need to take the initiative.

Question was asked about our street signs; signs were replaced recently and again were stolen.

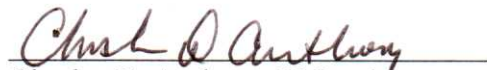
Suggestions:

Trash bin on pier; move lights on bath house to avoid bugs; hold a garage sale to benefit community as well as a work weekend the end of October 2010.

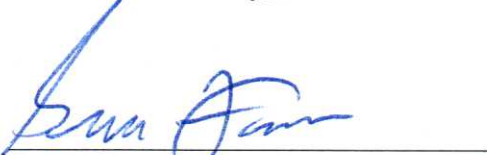
With no further business to discuss, the meeting was adjourned at 2:45 p.m. Tess Flores moved, Sheila Brown seconded; meeting adjourned.



Mark Paulsen, President



Charles D. Anthony, V-President



Gene Finn, Secretary/Treasurer

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Board Meeting Minutes

August 21, 2010

Board opened by welcoming Mark Paulsen interim President to the Board of Directors as of August 19, 2010. Mark officially takes seat as President during the annual meeting as he ran unopposed for President. John Hamrick stepped down

The Board discussed what to do about Fisherman's Village and Boca Chica by the Bay. Neither of the subsidiaries are able to be approved for any construction until dues are up to date. If they can not pay we will take 20 lots in section 8 for \$3,000.00 per lot, thereby releasing liability for 2009 and 2010 dues that are delinquent.

Any mobile homes coming in for approval need to have a tax certificate and title of ownership. Actual photo's are mandatory, no longer accepting e-mail pictures, faxes, ect.

Early billing and voluntary assessments, we are going to due this again this year, bills go out September 1, 2010, voluntary assessment \$50.00 per lot.

Thomas Henderson gets \$1.00 per hour raise. Sarah's raise is tabled funding. Susan and Sarah's vacation time is tabled also at this time.

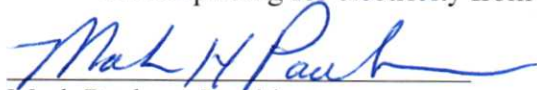
The tables at the pool need to be fixed, it will be locked October 1, 2010 and reopen March 1, 2011.

Board members discussed whether or not to sell the water system, no decision was made.

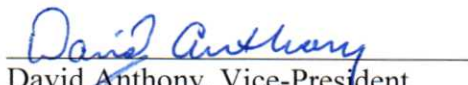
Our policy statement needs to be revised; dogs are not permitted in or on the facilities, and must be on a leash.

Tri-County owns lots in the Commercial section and 2 lots in section 7 Board wants to sell them for \$3,000.00 per lot.

Check pricing for electricity from CPL to Stream.



Mark Paulsen, President



David Anthony, Vice-President



Gene Finn, Secretary/Treasurer