

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

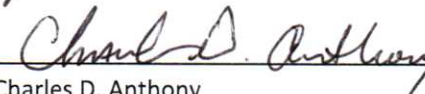
March 4, 2010

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

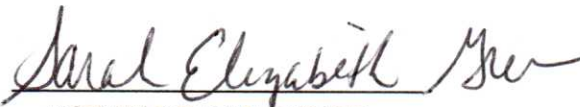
THE STATE OF TEXAS



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.

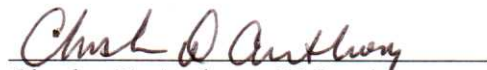
Suggestions:

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.

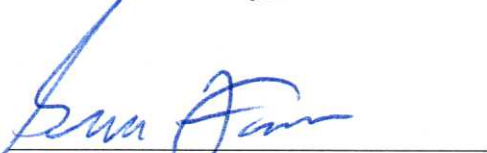
With no further business to discuss, the meeting was adjourned at 2:45 p.m. Tess Flores moved, Sheila Brown seconded; meeting adjourned.



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.

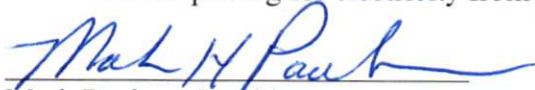
The tables at the pool need to be fixed, it will be locked October 1, 2010 and reopen March 1, 2011.

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

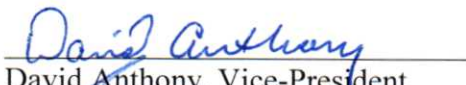
Our policy statement needs to be revised; dogs are not permitted in or on the facilities, and must be on a leash.

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

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NEWSLETTER

August 21, 2010

We want to welcome Mark Paulsen, who ran unopposed for the position of president.

The finances of the Association were discussed and it was decided billing early again this year as well as asking for voluntary assessments were necessary. The Association wants to thank those who pay their maintenance every year. Now for those who don't, we have bad news for you. We are going to start cracking down on non paying accounts. No more just filing liens and turning account over to collections. We are getting down to business. **Effective August 21, 2010, as per Deed Restrictions we will now be charging a late fee for all past due fees. January 2nd we will apply a \$25.00 late fee and \$5.00 every month after on a per lot basis.** Michael Gainer, the Association's attorney explained to members at the annual meeting about the foreclosure process, and that all fees incurred in the process are billed to the lot owner(s). He starts with a demand letter and if payment arrangements are not made a lawsuit may be filed and seek foreclosure proceedings. Our goal is to collect the assessments. 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. Generating more revenue is our main objective to build up our community as well as keeping what we do have operable for our members to enjoy.

There is an application process as well as application fee for the following:

\$25.00 Driveways, car ports, pads, sheds, and RV's, etc:

\$100.00 House plans, must include square footage, set back lines, exterior specs (type of siding and color), type of roof and color.

Mobil homes about the same as house plans with the exception of with the application we need a tax certificate and a copy of the title showing ownership.

Note: All applications will still have to be approved by our Board of Directors. We no longer accept any faxed or emailed pictures for approval, on photo paper only.

\$25.00 fee due every six months for Recreational Vehicle on your property.

\$100.00 transfer fee, per lot sold.

\$10.00 for 6 months posting lot for sale on web site, per lot.

\$10.00 for 6 months posting lot for sale in office, per lott.

Tri-County owns several lots in the subdivision. We are putting them up for sale for \$3,000.00 per lot. Section 5, commercial, lots 2/10/11/12/27/28 and Section 7, lots 98/116. If you would like to inquire about these lots you may do so by contacting our office or looking on our website.

We built a new office this past June and we had help from you our members, as well as donations from 84 Lumber (\$1,200.00), Danny Jessup, donated doors, windows, ceiling fans, lights and equipment and time to get the office contents moved, David Anthony ran all electrical wire, Dale Rocarek and Mark Paulsen framed the whole inside and installed the hardy board. Chris and Tammy Pruess donated our new sign for the office building and two benches at the pool, Daryl Levlon donated the air conditioning system and labor. Kellie and Kennie Normand helped move office equipment and donated a kitchen cabinet with counter top and sink. We still need a few items; interior doors, bath room vanity, water
... .. we are just glad to have a nicer building.

ARTICLE XI - CHECKS AND DISBURSEMENTS

Each check issued upon the regular account of the Association must have at least two (2) authorized signatures, one of which must be a Director or other authorized Delegate of the Association. No check shall ever be pre-signed in blank by any agent, Officer, or Director authorized to sign checks. The Board of Directors is authorized, by resolution, to designate the authorized signatures for withdrawal of funds. No funds belonging to the Association may ever be disbursed without the specific approval of a duly authorized Director.

ARTICLE XII - ASSESSMENTS

As more fully described in the Covenants, each Member is obligated to pay to the Association annual assessments which are secured by a continuing lien upon the property against which the assessment is made. The annual assessment shall be due January 1st and delinquent if not paid by March 1st of the same year. The assessment shall bear interest from the date of delinquency and the Association may bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the property. Interest, cost and reasonable attorney's fees for any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area(s) or services provided by the Association or by abandonment of a Lot.

ARTICLE XIII - PROPERTY RIGHTS: RIGHTS OF ENJOYMENT

Each Member shall be entitled to the use and enjoyment of the Common Area(s) and recreational facilities owned or leased by the Association. Any Member may delegate (relinquish) in writing his rights of enjoyment of the Common Area(s) and recreational facilities to the person of his choice. Such Member shall notify the Secretary in writing of the name of any such delegate. The rights and privileges of such delegates are subject to the rules and regulations, By-Laws, Articles of Incorporation and Covenants of the Association to the same extent as the Member.

ARTICLE XIV – SUSPENSION OF MEMBERSHIP RIGHTS

Section 1. Causes for Suspension. Membership rights may be suspended for failure to fulfill financial obligations to the Association, or for failure to comply with Association Rules and Regulations.

Section 2. Procedures.

a) In the case of a Member who fails to remain current in payment of financial obligations to the Association, suspension shall be automatic and shall occur as soon as the Member is more than 30 days delinquent in payment. Restoration of Membership rights is also automatic, and shall occur as soon as the Member pays any past due obligations together with interest and appropriate processing and delinquency fees imposed by the Association.

Agenda

Kazwell:

Boca Chica signs? His signs say Boca Chica, his section 7 property is Boca Chica By The Bay. Which is what this development was. Looks like he is advertising his pier, pool, etc.

Owes:

2009 \$22,375.00
2010 \$37,250.00
\$59,625.00 Past Due

2011 \$37,250.00

We have;

922 paying

~~72~~ ~~375~~ owes 2010

Not paying;

~~76~~ property owners

299 Kazwell

72 County of Jackson

226 Collections

Early billing

Vol assessment

Do we need to revamp Policy Statement?

Approvals:

Photos only, not copied on plain paper.
Mobil Home must show tax cert and title

How far are we taking Deed Restriction Violations? *TABIE*

Vacation *LATER*

Tommy's raise

11.00 per hour

Notes:

Not cleaning up after cleaning fish

Crapping on top of toilet seat or under ring

Earl Janak is going to ream Susan out at meeting

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Email:tricity@awesomenet.net Web Site: WWW. tricountypoa.org

June 18, 2010

9:00am

Special Board Meeting

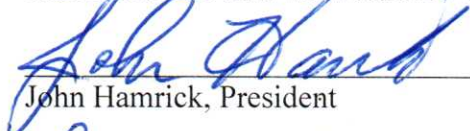
Present were John Hamrick, President, David Anthony, V-President, Gene Finn, Sec/Treas., Sarah Greer, Susan Jessup and Stanley Kazwell, Jr.

Mr. Kazwell approached the Board with proposals he had on a 70/30 split for maint. fees. Susan explained as well as the Board of Directors our by-laws and deed restrictions prohibit forgiveness of any H.O.A. dues. We advised Kazwell we would have to contact out attorney to discuss the legality of the proposal @ \$275.00 per hour. The Board conference called Kazwell back to meeting to discuss paying half the cost since it is his debt and his proposal.


1. Renting lots for RV's, and maintenance would be paid for that lot.
2. Putting a store/office in the commercial area. Nothing settled as to who was responsible for the drive and parking area that needed to be put in. He also wants to build a house in Section 7. Mr. Anthony ask where he would get the money for the store and the house if he could not pay his past due maintenance. Mr. Kazwell said he was bartering with a third party.

Mr. Kazwell said he could pull enough funds together to send a check for the past due maintenance fees to satisfy his debt to the Association, let the check clear and then he would turn in bids for some contract work for the association to dress up the areas of our community

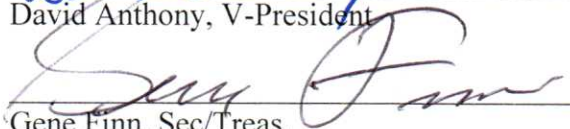
The Board told him we would have to have a minimum three bids.



John Hamrick, President



David Anthony, V-President



Gene Finn, Sec/Treas.

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Board of Directors Policy Statement

Revised: August 21, 2010

Property Owner Grievance

Any grievance should first be submitted in writing to the Tri-County Point Property Owners Association office to the above address. The office will then respond to the grievance in writing. If the property owner is not satisfied, they may then appeal to the Tri-County Point Property Owners Association's Board of Directors.

Consumption of Alcohol

No glass containers allowed on any Tri-County Point Property Owners Association's facilities.

Swimming Pool

No alcohol allowed inside the fence area at the pool.
NO PETS ALLOWED IN POOL AREA.

Facility Usage Cards

Facility Usage Cards are to be issued annually to Property owners who are current in payment of assessments and in good standing with the Property Owner's Association.

Member Guest

A property owner NOT in good standing (maintenance not paid current) with the Association can not be a guest of aa property owner in good standing (maintenance paid current).

No Animals

No animals permitted in the pool nor inside the fenced area, no pets on the pier, all pets should be on a leash if the facility areas. Absolutely no dogs running loose in the subdivision.

Aug. 2010

Minutes for Thi-Conby Assoc. Mtg.
opened mtg @ 1:25 pm

Mark Paulsen new president.
John Hauick elected not to run again

Minutes from last mtg were approved,
not read out loud. Motion & second to
approve the minutes as submitted.

Budget distributed and questions as below:

Q Question on Bank fees was for bad checks
written to the Association, not bad checks or
fees BY the association.

Q What are we renting?
storage for tractor and General Land Office
(Boat ramp)

Q Who are we renting from?
- Danny Jessup stores tractor

Q Reimbursement Expense of 5,959.
- culvert re-payment and other misc

Q Maintenance Repair -
pool, pier, boat ramp, roads, grading,
and other misc. expenses.

Cash on hand.
Back maintenance fees

Liens will be paid filed on Murdy for any back maintenance owed.

Q How many employees?
Four

Q What is the insurance
pool, land, flood insurance

Q The owner asked about the condition of
the public bathroom?
Maintenance cleans bathroom twice a week.
Some homeowners are very inconsiderate about
bathroom use.

Starts with a notice of
lien, which will be filed
next week.

Mihail Grier, Associate 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 be filed to seek foreclosure by
putting a lien on the property. The property
could then be auctioned off at a county auction.
Goal is to collect the money

The Board will set a cap. Delinquencies above a certain amt will be filed against, but some lower amounts may not be worth taking action.

Moved to Accept Treasurers report. - motion made and second.

- Mark Announced a few ^{procedure changes,} new fees and fees ^{under} consideration.
- rear photos - no photo copies of RVs.
 - tax certificates and title must be supplied for RVs.
 - Admin fees on any new construction
 - Driveway, curbs, pad @ 25 fee
 - hedges - real set of plans. Site plan, etc. \$100 fee.
 - Exterior Specs - siding, roofing, must be specified
 - Looking at creating an architectural board to check easements, building materials, etc.
 - Volunteers sought for arch. committee.
 - If interested, submit letter with qualifications

Bills for 2011 assessment will be sent early this year to help
There will be

Increase in transfer fee of \$50 to \$100 to transfer any lot.

Considering a fee for those who leave
Campers and RVs on their lots: NOT
Approved by board.

We will have a late fee on assessments.
\$25 for first month and 12% after that.

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

10 miles of water and sewer

2 lift stations

2 wells

Most equipment put in 1983

New well put in last year at cost of \$41,000.

There is a crack in the swimming pool, so there
will be an expense to fix that.

Regarding the water system possible sale
18 voted to explore

15 voted no interest in exploring

Note: This vote was informal, and couples were
counted as two votes. Also, the vote didn't
take into account lots represented by those
not voting. (i.e. some who voted against had

multiple lots).

Question was asked about the status of the Office. It is nearly complete, with just a little interior.

Next step is Community Center, storage facility.

Cost to build the office was around \$34,000, with a lot of material donated:

Lumber and interior trim

Air conditioning was donated

Dale framed inside and outside, and Mark

Danny donated interior material and labor

Kelly and Kerry Norman helped with the roof.

David Anthony of electrical work

built it for \$34,000

Office - please fill in the full list of those to thank for the official minutes.

Vote on spend money on a community center or build a storage center. Consensus vote held

→ Equipment shed voted as ^{priority} next ~~project~~ over community center, by majority show of hands.

Quester asked about where to build shed
① near pool
② by office) ^{vote was about} about half and half

Discussion about walkways, trash, condition of bathrooms and the need for community involvement. We need to take the initiative.

Suggestions - trash bin near pier, more lights on bath houses to avoid bugs.
Hold a garage sale to benefit Community.

With no further business to discuss, The ^{work meeting} meeting was adjourned at 2:45 ^{end of Oct.} pm.

Tess moved, seconded by Shula to adjourn

Quester asked about street signs. All signs replaced recently and were stolen

Call Melony ✓

NO suits
to be
filed
at this
time
w/ Karen

GAINER:

142.
49.00

Using names on PAID MAINT ^{yes}

DEED RESTRICTION VIOL ~~DO~~ WORK W/ FINAN.

PERMIT FOR BUILDING

25. DW SLAB CARPORT (ADMIN FEE)

100 BUILD

XW all of shame

X Demand letter:
List of lots ^{AMOUNT} DUE

12% PER ANNUM

Transfer fee 100.00

Payoff memo 25.00 ①

Late fee on maint 25. and 5. per month

Demand letter cover and assist