

Tri-County Point Property Owners Association, Inc.

14 County Road 480

Palacios, Texas 77465

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COPY

May 11, 2002

Board Meeting

Present was V-President John Hamrick and Sec\Tres. Barnell Marek. Rhonda Stastny from Golden Crescent Regional Planning Commission talked about a grant for the water and sewer system. She explained that the local review committee sets priority. The review committee consist of Judge Stafford and the four commissioners from Jackson County. She also explained about the letter we had to send to Judge Stafford to be recognized. If picked to receive the grant we would have to send a survey letter to all property owners. The Board agreed to join the Golden Crescent Regional Planning Commission.

The Board agreed to sell lots at the auction for \$250.00 in Section two, and \$500.00 in Sections three and five.

Salary for Dawna was reviewed and no increase has been given for a two year period. A 3% annualized would be \$75.00. Making her salary \$1,325.00 monthly effective June 1st 2002.

Susan Jessup's salary tabled until budget review.

William Winnie,III, President

John Hamrick, V-President

Barnell Marek, Sec\Tres.

UNANIMOUS WRITTEN CONSENT OF ACTION
IN LIEU OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.
May 14, 2002

Pursuant to the provisions of Article 9.10 of the Texas Non-Profit Corporation Act, the undersigned, constituting all of the members of the Board of Directors of Tri-County Point Property Owners Association, Inc., a nonprofit corporation existing under the Laws of the State of Texas (here in after referred to as the "corporation"), in lieu of action at a meeting of the Board of Directors, have consented and agreed and by these presents, do consent to, affirm, ratify and adopt the following action and resolution of Corporation:

RESOLVED, that the Corporation Board of Directors has agreed to raise the cost of Lien releases to \$50.00 from \$30.00.

The undersigned, in executing this instrument, affirm as a fact that they constitute all of the Directors of the Corporation, that each understands that his act in executing this instrument has the same force and effect as such action would have had if taken a formal meeting of the Board of Directors of the Corporation, duly noticed and properly convened for this purpose, and each does declare that this instrument is executed as a consent to action by the Board of Directors of the Corporation, and each does agree and declare that the foregoing shall be effective immediately upon the execution of this consent.



Mark Frank, Director

12/6/8
Date



John Hamrick, Director

8-25-02
Date



Gene Fink, Director

8-16-08
Date

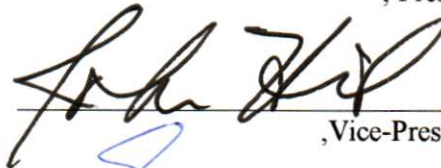
**FIRST AMENDMENT TO RESTATED BY-LAWS
OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.
(EFFECTIVE DATE: AUGUST 10, 2002)**

A First Amendment to the Restated By-Laws of the TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation (the "Association"), was fully adopted at a duly called annual meeting of the membership held on the 10th day of August, 2002, at which meeting a quorum was present. At such meeting, the membership RESOLVED that a new Section 5 be added to Article VIII of the Restated By-Laws, as follows:

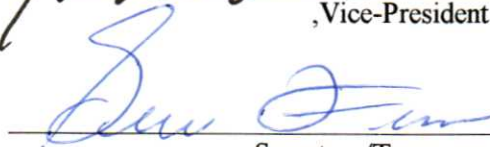
Section 5. Control Committee. The Restrictions for each Section provide that the rights and authority of the Control Committee (the "Committee") are vested in the Board of Directors of the Association. The Committee is authorized and empowered, at its sole discretion, to make and permit reasonable deviations (i.e., "variances") from any of the architectural, setback or building line requirements of the Restrictions relating to the type, kind, quantity, or quality of building materials to be used and relating to the size, configuration and location of any building, structure or improvement of any nature, when, in the sole and final judgment of the Committee, such variance(s) will be in harmony with, and will not materially detract from, the aesthetic appearance of the Subdivision as a whole. The Committee may require the advance submission to it of such documents and items (including, without limitation, written request for and description of the variance(s) requested, plans, specifications and plot plans) as it shall deem appropriate. If the Committee approves a variance, the Committee may evidence such approval, and grant its permission for such variance, only by written instrument. Any request for a variance shall be deemed to have been denied in the event of either (a) written notice of denial from the Committee; or (b) failure by the Committee to respond to the request for variance. No variance(s) shall be permitted or allowed except at the discretion of the Committee. The granting of any variance by the Committee shall not affect in any way an owner's obligation to comply with all governmental laws and regulations. No approval of plans and specifications and no publication or designation of architectural standards by the Committee shall ever be construed as representing or implying that such plans, specifications or standards will result in a properly designed structure or satisfy any legal requirements.

WITNESS WHEREOF, we, being all the Directors of the TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC., have hereunto set our hands this _____ day of _____, 2002.

, President and Director



, Vice-President and Director



, Secretary/Treasurer and Director

Tri-County Point Property Owners Association, Inc.
August 10, 2002
Board Meeting

Present were V-President, John Hamrick, Sec\Tras, Barnell Marek, Manager, Susan Jessup, Asst. manager, Dawna Frankson, and the Association Attorney, Michael Gainer.

Talked about the election of Sec\Tres.

The Board discussed with the attorney the situation about property owners not having deeds. The attorney explained that he had sent the FDIC papers on a blanket release, but was ignored.

Discussed selling lot in Section 8, tabled to later date, due to no water or sewer or roads.

The Board discussed and agreed to turn unpaid maintenance over the Carlton Company Collection agency

The Board approved a \$15.00 fee per night to hook up campers at the pier.

The barn building issue was raised and decided that it was not cost effective at this time. So the Board agreed to pay Danny Jessup \$250.00 per month to store TRICOPPOA equipment in his barn.

The Board discussed adding a Variance to the by-Laws due to septic systems in Sections One and Two.

Association manager discussed the new rules regarding public pools

William W. Winnie, Pres, date

John Hamrick, V-President, date

Barnell Marek, Sec\Tres, date

Tri-County Point Property Owners Association Minutes of the August 10, 2002 Annual Meeting

The August 10, 2002 annual meeting was held at the Carancahua Community Center. Present was Vice President John Hamrick, Sec/ Tress, Barnell Marek office manager, Susan Jessup and assistant manager, Dawna Frankson and The Associations attorney, Michael Gainer.

The meeting was called to order by Vice President John Hamrick. Minutes from previous meeting were read. John Hamrick introduced candidates running for Sec./Tres. Gene Finn and Mark Frank. Giving each an opportunity to speak to the property owners.

The 2001 financial report was handed out and John hamrick went through it with the membership.

Upon signing the register, ballots were distributed to all eligible members. After which all ballots were placed into a sealed ballot box. F.M. Sanchez, Mike Benson, and Jack Ward were chosen to tally all votes. Results are as follows.

Gene Finn total votes 59 Mark Frank total votes 54

Questions pertaining to property deeds were asked. Michael Gainer the association's attorney explained to the members that papers were sent to the FDIC for a blanket release. They have been ignored. Susan Jessup had contacted Sam Taylor at the FDIC. He stated he would pull all the records and look at them. Records were being stored in a warehouse. Susan and Dawna have spent many hours at the County Clerk Office composing lists of property owners without deeds. The association asks all property owners interested in getting deeds to their property to contact Sam Taylor, with hopes of getting the FDIC's attention on this matter.

A special meeting is being planned. We want to attach a variance to the Deed Restrictions and By Laws. It would cover the easements on lots to enable more room for building. A letter will be sent out; it will include a proxy ballot if you are unable to attend.

New signs were added to the facilities. New rules and inspections on swimming pools will go into effect immediately. Members are asked to report any miss use of items.

The board decided to charge \$15.00 per night for camper hook-ups at the pier.

Members were also informed of the Carancahua Community VFD annual BBQ and raffle. Any donations can be sent to the Tri-County Office.

REVIEWED + CONCURRED WITH

William W. Winnie III Date 8-15-03
William Winnie III.

John Hamrick Date 8-15-03
John Hamrick
VICE PRESIDENT

_____ Date _____
Barnell Marek
SECRETARY/ TREASURER

Tri-County Point Property Owners Association, Inc.
August 30, 2002 Board Meeting

Officers present are John Hamrick, V-President, Barnell Marek, Sec\Tres. And Michael Gainer the associations attorney.

We talked about the problem with property owners not having deeds. The Board decided to give out the address to Sam Taylor, Jr. at the FDIC in Dallas.

The Board agreed to add on the the pier. 22' x 10' out from each end of the "T" and 25' X 10' out each side between the end of the pier and the gate.

The state has implemented new rule for public pools. The Board has approved adding a ring buey and life hook to be kept inside the fence.

Persons wanting to hoop up to the electric at the pier will have to pay \$15.00 per night. They will need to reserve the space 7 days prior the arrival.

The Board agreed to donate \$200.00 to the Caranchua Community VFD.

William Winnie, President, date

John Hamrick, V- President date

Barnell Marek, Sec\Tres., date