

Resolution

Jan 4, 2016

Start time: 10 A.M.

End Time: 10:10 A.M.

Minutes:

Stanley Kazwell: President, Jason Hahn: Vice-President, Dale Porter: Secretary, Thomas Swiderski: Treasurer, and Sanjay Thompson: Board Member. Voted and approved to have all 5 Board Members added to signature card, added Jan 4, 2016.

Stanley Kazwell

Thomas Swiderski

Sanjay Thompson

Jason Hahn

Dale Porter

deet numbers
removing
adding

Tri-County Point POA Board Meeting

Tuesday, January 19, 2016

Agenda

- 10 AM Call to Order
- Mears/Pipkin letter, etc.
- TECQ report from Sanjay
- Finance report from Tommy
- Stephanie, status of Quickbooks/audit
- Status of lot mowing/road grading
- Lot grass cutting parameters, Flores letter/McLester
- Re-coating pool
- Truck
- Bank account signatures
- Schedule membership meeting
- Water Supply Corporation
- Electric/lights for pier
- Fish cleaning station
- Boat ramp lights
- Fill for seawall
- Privacy fences
- Stone needed on certain roads
- Cook-off at park
- Sewer plant tank was only painted it needs to be repaired and braces put on
- Lift station need to decide what is going to be done, gravity system or 2nd pump
- Blue rings in section 4 needs to be covered with dirt
- Sewer and water charges for new connection need to be changed, who is paying for sewer pump replacement and repair.
- [By laws were they registered and did we get the red truck moved. Fish cleaning station did you get the estimate.
- Is a lift station needed in section 7 and can we clarify the developer Fishermans Village made no such promises.
- Can a 2nd tank/ is it needed, be inserted next to the sewer pump behind the office to accommodate RVs dumping 60 gallons of sewerage at a time.
- Holes by the boat ramp need to filled
- Several culverts need to be placed for water drainage and its time to clean out the ditches to enable water flow. *Need culvert at barn*
- Now that the pier is done we need to raise funds to re-vamp the water and drainage system]

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mowed. Details were discussed on the break down and the mount was set for 40/ cut. We will notify all lot owners we will be mowing. Motion was unanimous.

- **Re-coating pool** – Motion by Tommy to check the issues with the pool by Stephanie, contact Jason Mikeska and others to get a price. Second by Jason, unanimous in favor.
- **Truck** – Put a sign to sell and we need a truck. Motion to purchase a truck by Tommy, check the cost, monthly installments or how we are going to get it, Dale to talk to Palacios Auto or we can go to the auction. Not to exceed 5000/-. Second by Jason and unanimous.
- **Bank account signatures**- Dale to sign the paper for the signatures.
- **Schedule membership meeting**- Semi-annual meeting to be scheduled in March 19, 2016.
- **Water Supply Corporation** – Background for the WSC was discussed by Stanley and updated Jason and Tommy with what a WSC is about. We postponed discussion with the membership at the next meeting. Tommy said MUDDs are highly regulated, possibly government regulated. Dale said Lolita had positive response, Stanley said Cape had a positive response with the WSC. Jason and Tommy will be e-mailed the WSC pkt and the subject will be revisited after their review.
- **Electric/lights for pier**- Donations and volunteers for this project. Dale to get prices for the flood lights and the fishing lights and report to the board.
- **Fish cleaning station**- Trying to find someone to build the fish cleaning station, Dale suggested a volunteer day for members to build it. Jason Hahn and family will donate the metal and also donate a 4' gate. Color to be decided by the BCBC. Stanley to discuss with Mike Watson and will get with BCBC to schedule a work day.
- **Pavilion**- The Jason Hahn family will donate material and the POA will do the footings, pending Jason's schedule
- **Boat ramp lights**- Pole needed and light to be fixed. Dale to do the pricing and report.
- **Fill for seawall**- Stephanie to check the prices for any type of material.
- **Privacy fences** – Variances for 6' privacy fence in the back yard will be approved on a case by case bases. Fema does not have any issues with privacy fence as long as water flow through it as per Lori McLennon. Deed restriction states 5' and chain link but the board continues to approve picket fences up to 4' as was approved by previous board members several years before. The privacy fence variance will, however be approved application by application with care being made not to obstruct anyone's view of the water.
- **Stone needed on certain roads**- Lady Fish, Ore Fish, Turpin, Porpoise, Red Snapper are some of the streets. Brenda to report on the ones that are the worst.
- **Cook-off at park** – Jason, Stanley, BCBC, Arney – April 29-30, Motion by Tommy, Jason seconded approved unanimously.
- **Sewer plant tank was only painted it needs to be repaired and braces put on**- Sanjay to get some estimates and present to the Board.
- **Lift station need to decide what is going to be done, gravity system or 2nd pump** – First we can get the cost of the gravity system. Board to see if an engineer can gives us more insight of the system.

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Present- Stanley Kazwell, Dale Porter, Tommy Swiderski, Jason Hahn, Sanjay Thompson

- 10 AM Meeting called to order
- **Property owner letter.**- In several email blasts to multiple community members, a TRICOPPA property owner alleges the board never responded to a letter sent (10-24-15) to the POA attorney and board members. In fact, after consultation with the attorney, ample time was given for the board members to individually investigate the accusations made. On December 17, 2015, the board responded to the letter's 2 authors. It informed them that the accusations were found to be without merit. The complaining property owner's email blasts also states that the 10-24-15 letter requested a meeting with the board. In fact, the letter contained no such request.

Decision to meet in executive session

The referred to letter and email blasts is just a small part of the large volume of letters and phone calls generated by this particular property owner. To protect the POA's viability, the board has endeavored to limit the high cost of attorney involvement in each of these matters. The sheer volume of letters and phone calls with exaggerated claims, accusations, threats, and characterizations could cost the POA anywhere from several thousand dollars to several tens of thousands of dollars. This policy of limiting attorney involvement may need to be amended. The board has agreed to meet in executive session to discuss this ongoing problem at a time and date with is yet to be announced.

- **TECQ report from Sanjay** – We have 4 enforcement cases that are pending all documentation has been submitted. The docket – 2015-0761-MWD-E is still pending for the permit due to public comments, the mistake is that the permit was not renewed in a timely manner.
- **Finance report from Tommy**- Tommy was named treasurer after the last meeting and has been involved very much. We have a total in the accounts of 83,739.05. Lot fees amount is this billing cycle from November and not from January 2015 P & L – Net income 75,270.91, January 2016 net income is 15,059.82 for details please check the P & L print outs. Audit will bring light the issues that we are facing with the old financial records. Stephanie says 2013 and 12 is not yet completed and there is a 30,000/- gap we are trying to find resolution from those past financials. Also, Stephanie is trying to get a date certain for the audit.
- **Lot grass cutting parameters, members letters regarding lot mowing** The rollout of the lot mowing program could have been a bit smoother but the vast majority of the property owners are favoring the program. A few complaints and some communications of support with constructive criticism have been received. The majority of letters, emails, and phone calls have been very supportive. One letter received complained about trees being cut down but no board members were able to confirm the charge and the correspondence was addressed. An audience member asked if the people are supposed to pay and the answer was yes and if they don't pay a lien will be imposed. The board looked at the parameters for grass mowing from the Cape. Motion gavel handed to Jason motion by Stanley, who made a motion to adopt the wording from the Cape policy with some adjustments made, We will mow up to 10 months in a year and suggestions for as needed was noted as well. A schedule will be included when the lots will be

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- **Blue rings in section 4 needs to be covered with dirt** – To stop rain water encroach in to the section 4 sewer system office to schedule.
- **Sewer and water charges for new connection need to be changed, who is paying for sewer pump replacement and repair** – We need to check the actual cost of sewer and water by Tommy. The cost gets out of control when the lines are not present and new lines need to be set up.
- **By laws-** were recorded and recorded copies are now available in the office.
- **Regarding the need of a lift station needed in section 7** Tom Chandler said it is not necessary and cannot be put in without TCEQ approval.
- **Can a 2nd tank/ is it needed, be inserted next to the sewer pump behind the office to accommodate RVs dumping 60 gallons of sewerage at a time** – Not economical.
- **Holes by the boat ramp need to be filled** – Will be scheduled by the office
- **Several culverts need to be placed for water drainage and it's time to clean out the ditches to enable water flow. Need culvert at barn-** We will purchase a culvert for the barn, Stephanie to check the size of the culvert and the County will put it in. We can purchase the culverts and replace. Water flow restriction ditches will be.
- **Now that the pier is done we need to raise funds to re-vamp the water and sewer system** –We will table and bring it up at the next time.
- **Collection of lot fees by 3rd party company-** Do we pay the amount the company says we owe. Is this Company useful? Tommy will research further and report.
- Meeting Adjourned at 12:47p, motion to adjourn and seconded by Jason, unanimously accepted.

Board Meeting March 19, 2016

Community member Meeting

March 19, 2015

At community center - Call to order 1:10pm

Pledge of Allegiance ☑ by Jason Hahn

Invocation by Sanjay Thompson.

Opening remarks by Jason Hahn

A member asked if Jason could introduce himself and another member Jack, asked if he could introduce the board members since he did not know who they were. Then Jack proceeded to say that board members were serving without being elected and how he had been "blackballed" by the Boca Chica News because he and the past board members were doing the same thing, and the present board members are being appointed without election. He said he had no problem with Tommy being on the board and wanted to know how the others got on the board. Tommy, Sanjay and Jason said how they each became board members.

Reading of the Last minutes- by Jason Hahn

Treasurer Report- by Tomy Swiderski ☑ one page print out giving balance in accounts and the expenses which was passed out to the members prior to the meeting, was discussed, Tomy explained \$78,000 presently in accounts will be to utilize when funds dwindle over the next few months. Question was asked about the audit. Tommy explained we had to work on past accounting and as such the dates are not known yet but the audit will be done in May of this year.

Old business / new business- Old business Jason said was the Dog in the pool and the resident in the pool and the issue was settled at present.

A member asked if the next election will be in August and Jason said yes. Then this same member asked if the elections would be set-up so that Stanley with all his votes can be reflected. Jason said elections will be held according to the bylaws. Jack asked if the bylaws were a void in and Jason said yes and Jack wanted to know if all was legal and another member asked if the bylaws can be amended and Sanjay said how the bylaw committee had worked together to amend the current bylaws and it was presented to the board, and the board sent it to the attorney who made the necessary changes to reflect the amendments made by the 84th legislative session of the Texas congress, and this was also the reason to delay the meeting till October instead of August 2015, there were no comments. Jack said he was on the bylaw committee and resigned.

For new business Sanjay gave an update of the TCEQ enforcement cases; do not flush wash things down the toilet and how the pumps break. Debbie asked about the WSC project and Sanjay said it will be looked in to after we obtain our sewer permit. Also Sanjay said please notify the office if a water and sewer break is detected, or call the POA emergency number. If no response, please contact Sanjay and she will get the information to the maintenance crew. Sanjay also spoke about sewer spills how they are reported to TCEQ within a 24-48 hour window and the area is de-sanitized according to TCEQ requirements.

For new business Jason said the mowing will be carried out according to the description given in the news letter. A member said he had deep ruts on his property and he has to use his back loader since he is not able to use his mower. Another member wanted to know if he had to be mowed every time the POA is fixing to mow his property, Jason said we will not be

the other members, that the notification was the one included in the news letter. A member said can we hold off the mowing till after the drew-berry season, Jason said we will have to check into it.

On new business, Jason said the fish cleaning station and the Pavilion will be completed by the 31st of April, in time for the Cook off. There were no flyers for the cook off available but the information will be at the office and also at the Fishville store.

The Fishville was still raising funds for the Lighting of the pier and the St. Patrick's day celebration scheduled for the evening. A wine basket was being raffled and Dianna said the tickets were available at the meeting. A member said the boat ramp needed lighting and the board was working on it.

A resolution was presented by Jason to Bob and Dianna for their dedicated service to the community. Jason said how tirelessly this couple has worked for this community and how they continue to dedicate their time and effort to make this a better community for all.

Jason opened the floor for any comments or concerns and then he made final comments. He thanked the members for their participation before adjourning the meeting.

The meeting ended at 02:10pm.

Tri-County Point News

Tri-County Point Property Owner's Association, 14 County Road 480, Palacios, TX 77465
Phone:(361) 972-3998 Fax: (361) 972-0309 Email: tricounty@tisd.net

NOVEMBER 1, 2016

New Volleyball Court

The Boca Chica Beautification Committee (BCBC) has recently finished building the new volleyball court in Lady O'Dowd Park. The court is situated in the area on the south side of the pool. Remember, it takes balls to play - so don't forget to bring them.



New POA Office Hours

The Tri-County office has expanded its hours to serve you better. We are now open on Monday, Thursday & Friday from 9am to 3:30pm and on Tuesday and Wednesday mornings from 9 am to noon.

Auto Pay

You've asked for it and we now have it. We are now able to set your accounts up on auto-pay. For more information call the office at (361) 972-3998.

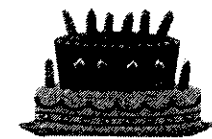
Oil-less Turkey Fryer Raffle

The BCBC is holding a raffle for an Oil-less Turkey Fryer donated by Porter Ace Hardware. The oil-less fryer retails for \$149 and the tickets are \$5 each or 5 for \$20. Tickets can be purchased at Porter Ace Hardware, Fishville Trading Post or by contacting the POA office. Proceeds from the drawing will be used for upcoming projects including upgrading the POA boat ramp area. Drawing will be held at the November Birthday Party to be held on Saturday, November 19th, 7 pm at the Fishville Trading Post.



November & December Party Schedule Change

Every month the beautification committee hosts a birthday party on the last Saturday of the month. Because of the holidays, the **November Birthday Party** will be held on Saturday, November 19th at 7 pm.



The **December Birthday Party** will be held in conjunction with the Christmas Party on December 17th at 5pm.

Christmas Party

The BCBC Annual Christmas Party will this year be held on Saturday, December 17, 5pm, in Hahn Pavilion at Lady O'Dowd Park.

Please bring your favorite holiday dish to share, coolers are welcomed! Bring your friends and the kids, Santa will be there! December birthdays will also be celebrated at this time.

