

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

OPEN BOARD MEETING

DATE: July 1, 2023 TIME: 11:00am

Zoom Link Attached to bottom of the agenda

209.0051. OPEN BOARD MEETINGS. (e) Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be: (1) mailed to each property owner not later than the 10th day or earlier than the 60th day before the date of the meeting; **OR** (2) provided at least 144 hours (about 6 days) before the start of a regular board meeting and at least 72 hours (about 3 days) before the start of a special board meeting by: (A) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners association members: (i) in a place located on the association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or (ii) on any Internet website available to association members that is maintained by the association or by a management company on behalf of the association; and (B) sending the notice by e-mail to each owner who has registered an e-mail address with the association. (f) It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e)(2)(B).

1. Call Meeting to Order
2. Roll Call
3. Establish Quorum
4. Public Comments

Standing Items

1. Read & approve minutes from March 17, 2023
2. Roads & Drainage
3. Architectural Control Committee Appeals (none)
4. Discuss/Act on Noncompliance fines (By-Laws, Article V, Section 3, item 1) LOTS LISTED AT BOTTOM OF AGENDA
5. Discuss/Act on initiation of enforcement actions (By-Laws, Article V, Section 3, item 4) LOTS LISTED AT BOTTOM OF AGENDA
6. Discuss/Act on initiation of foreclosure actions (By-Laws, Article V, Section 3, item 3)
7. Discuss/Act on amending the budget (if needed)

Old Business

1. Community Center Rental
2. Volunteer Agreement/Policy
3. Mailboxes
4. Special Assessments (bulkhead @ boat ramp & pier) call for a meeting date to vote.
5. Sale of Reserve Areas

New Business

- 1) Discuss/Act on Access Cards Fees
- 2) Discuss /Act on Change of Master Administrator for QuickBooks
- 3) Discuss/Act on creating a Policy & Fines concerning dogs running loose & creating a nuisance.
- 4) Discuss/Act on Fine for beginning improvements prior to receiving approval.
- 5) Discuss/Act on Fee Schedule Changes (a) Fine for improvements without required approval from ARC (b) fine for not following pet policy once created (C) Annual Assessments increase to \$180
- 6) Discuss/Act on the number of days property owners must get lawns mowed after a violation notice is mailed.

- 7) Discuss/Act on Hiring of off duty officers to patrol community.
- 8) Discuss/Act on purchase of License Plate reader & allowing law enforcement access.
- 9) Discuss/Act on Possible abandonment of certain deed restrictions (fence) Article 2.4 Section (L) & (40' setback) Article 2.4 (J).
- 10) Discuss/Act on New management certificate reflecting the change in Annual Assessments for 2024
- 11) Discuss/Act on survey for Acreage on CR 480. Property ID 4158036000172 Koch, Lot PT TR 36, Acres 3.64 (according to Appraisal District's 2023 appraisal).

LOTS IN NEED OF NONCOMPLIANCE FEES & ENFORCEMENT ACTIONS

Section II: Block A lot 3

Section III: Lots 1, 2, 19, 22, 25, 28, 29, 36, 37, 41, 49, 50, 128

Section IV: Lots 64, 65, 66, 80, 81, 90, 110, 111, 114, 121, 127, 131, 142, 146, 164, 166, 167, 169, 170, 171, 173, 174, 183, 199, 200, 201, 204, 205, 210, 212, 213, 265, 266, 270, 279, 282, 287, 291, 293, 294

Section V: Lots: 7, 78, 83, 88, 89, 101, 103, 105, 106, 107, 126, 133, 139, 140, 143, 144, 145, 146, 148, 149, 150, 151, 155, 165, 166, 167, 168, 169, 170, 171, 176, 180, 183, 190, 204, 205, 206, 207,

Section VIII: 75, 76, 79, 81, 82, 131, 167, 168, 169, 175, 176

All of these property owners have been served notice as required by Texas Property Code.

President Report

Vice President Report

Secretary Report

Treasurer Report

Director Report

Adjourn

Tri County is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/85835822970?pwd=ZGpGT1pwWGxrU3V1Yjl5QmFUZUI0dz09>

Meeting ID: 858 3582 2970

Passcode: 417069

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- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)

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Find your local number: <https://us06web.zoom.us/u/kbjMql9I59>

When

Saturday Jul 1, 2023 · 11am – 1pm (Central Time – Chicago)