

MINUTES OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

I.
Time And Place

The following are the minutes of the annual meeting of the Board of Directors of TRI-COPPOA held at the property of Board Member, Susan Jessup, on January 15, 1993.

II.
Authority To Act

Present at this meeting were all three Board members, Ronald C. Richards, D.D.S., William Winnie, III, and Susan Jessup.

III.
Agenda for Annual Meeting

IV.
Board Appointment

After lengthy discussion it was determined that it was in the best interest of the P.O.A. to keep the Board the same for 1993. Therefore the Board members are, Ronald C. Richards D.D.S., William Winnie, III., Susan Jessup.

V.
Copier

The Board discussed the recurring need for multiple copies of documents and feasibility of acquiring an in house copier. Ronald Richards was asked to get prices and report back to board.

VI.
Annual Financial Statement

The Board reviewed and excepted the financial statement.

VII.
Adjournment

There being no further business to come before the Board at this meeting, the meeting was adjourned.

Dated: January 15, 1993

Vicki Richards Sec
Vicki Richards, Sec.

Approved:

Ronald C. Richards D.D.S. Pres.
Ronald C. Richards, D.D.S., Pres.

William Winnie, III, V.P.

Susan Jessup Treas
Susan Jessup, Treas.

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

I.
Time And Place

The following are the minutes of the special meeting of the Board of Directors of TRI-COPPOA held at the property of Board Member, Susan Jessup, on January 16, 1993.

II.
Authority To Act

Present at this meeting were all three Board members, Ronald C. Richards, D.D.S., William Winnie, III, and Susan Jessup.

III.
Volunteer Member Auxiliary Committee

In response to member's concern expressed during the P.O.A. meeting, the board unanimously adopted a resolution creating the above named committee. Susan Jessup was instructed to contact Property Owners who had expressed an interest in serving on such a committee.

IV.
News Letter

In response to requests made at the annual P.O.A. meeting, the Board will make every effort possible to send out a quarterly newsletter.

V.
Boat Ramp

At the suggestion of property owners made at the annual P.O.A. meeting, the Board approved the placement of a chain and lock across the entrance to the boat ramp.

VI.
Annual Property Owners Meeting

The Board discussed the advisability of using Roberts Rules of order at the annual P.O.A. meeting. They researched the Covenants & By Laws and could not find any reference to their required use. The Board therefore voted to use a more informal format.

VII.
Adjournment

There being no further business to come before the Board at this meeting, the meeting was adjourned.

Dated: January 16, 1993

Vicki Richards, Sec.
Vicki Richards, Sec.

Approved:

Ronald C. Richards, D.D.S., Pres.
Ronald C. Richards, D.D.S., Pres.

William W. Winnie III
William Winnie, III, V.P.

Susan Jessup, Treas.
Susan Jessup, Treas.

MINUTES FOR THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

I.

Time and Place

The following are the minutes of the special meeting of the Board of Directors of TRI-COPPOA held at the TRI-COPPOA office on October 23, 1993.

II.

Authority to Act

Present at this meeting were Ronald C. Richards, D.D.S., Pres., William Winnie, III, V.P., and Susan Jessup, Treas., the 3 voting board members. Also present were, Vicki Richards, Sec., and Mary Rowe.

III.

Resignation and Appointment

The Board accepted the resignation of Susan Jessup. Mary Rowe was appointed to fill the vacated board position.

IV.

Appointment of Assistant Treasurer

Susan Jessup was appointed to the office of assistant treasurer.

V.

Annual Property Owners Meeting

January 29, 1994 was set as the date of the annual meeting. It is to be held at the Carancahua Community Center at 2 P.M.

VI.

Legal Representation

The Board discussed the possibility of securing legal council with special expertise in matters pertaining to property owners associations. Susan Jessup was instructed to arrange a time for the Board to meet with a lawyer who primarily limits his practice to property owners associations.

VII.

Maintenance Building

The Board discussed the need for a building to house the tractor/mower, back-hoe, lawnmower, and other equipment owned by the property owners association for the purpose of maintaining the amenities and common areas of TRI-COPPOA. It was decided that in order to prolong the life of the equipment that it was time to move ahead with the construction of such a building. Susan and Danny Jessup were asked to proceed with this project after obtaining an estimate for the project, and having it approved by the Board.

VIII.

Road Repair and Maintenance

The Board discussed the ongoing problem with the roads. Since the status of the ownership, and therefore the upkeep responsibility for the roads has yet to be established, it was decided to investigate possible new options with the new legal representation the board is seeking to retain.

IX.

Newsletter

The Board authorized the printing and mailing of a newsletter to all property owners updating them on the pool, bathhouses, RTC actions, Annual Meeting date, etc. It was decided that because of the expense involved, that future newsletters would only be sent to property owners who are current with the payment of their annual assessments.

X.

Adjournment

There being no further business to come before the Board at this meeting, the meeting was adjourned.

Dated: October 23, 1993

Vicki Richards, Sec.
Vicki Richards, Sec.

Approved:

Ronald C. Richards, D.D.S., Pres
Ronald C. Richards, D.D.S., Pres

William W. Winnie III
William Winnie, III, V.P.

Mary Rowe, Treasurer
Mary Rowe, Treas.

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TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

I.

Time and Place

The following are the minutes of the special meeting of the Board of Directors of TRI-COPPOA held at the TRI-COPPOA office on November 20, 1993.

II.

Authority to Act

Present at this meeting were Ronald C. Richards, D.D.S., Pres., William Winnie, III, V.P., and Mary Rowe, Treas., the 3 voting board members. Also present were, Vicki Richards, Sec., and Susan Jessup, Project Manager.

III.

Legal Representation

The purpose for this meeting was to meet with and evaluate Mr. Michael Gaynor, Atty. in view of retaining his services on behalf of the association.

IV.

Retention of Legal Council

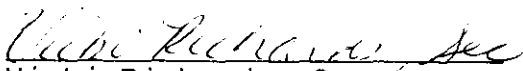
The Board voted unanimously to retain Mr. Gaynor's services on a as needed basis. This decision was based on the personal interview, his specialization in property owners associations, and recommendation by another property owners association.

V.

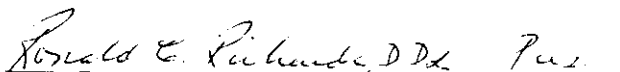
Adjournment

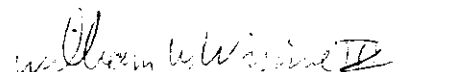
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Dated: November 20, 1993


Vicki Richards, Sec.

Approved:


Ronald C. Richards, D.D.S., Pres


William Winnie, III, V.P.


Mary Rowe, Treas.

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Approved:

Ronald C. Richards, D.D.S., Pres.
Ronald C. Richards, D.D.S., Pres

William Winnie III
William Winnie, III, V.P.

Mary Rowe, Treasurer
Mary Rowe, Treas.

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