

January 17, 2012

John Hamrick
385 Sea Bass Dr.
Palacios, Texas 77465

To Whom It May Concern,

I was called by Mr. Danny Jessup on 6 January 2012 to see if I could clear up payment issues, made to him by Tri-County Property Owner's Association from September 2008 until his termination in June 2011. The Board members for Tri-County Property Owners Association In 2008 were:

Mark Frank - President

John Hamrick - Vice President

Gene Finn - Secretary/Treasure

During the August 2008 board meeting we were trying to make a decision on whether to raise Mr. Jessup's Availability Retainer for (Water an Septic) from \$600 dollars a month to \$800 the decision was not made at the August meeting, but was agreed to by myself, John Hamrick and Mark Frank later in the month to raise him to \$800 a month.

I contacted the Office Manager Stella Vasquez about the issue as mentioned above and she and I went back over the payroll records dating back to August 2008. The discrepancy that I found in the pay records were that his regular pay and his retainer pay were combined and SSN, Medicare, and FICA were taken out of the combined pay. In my opinion Mr. Jessup should have been liable for the SSN, Medicare, and FICA for his Availability Retainer pay not the Home Owners Association.

One more issue is a 500 + dollar receipt from SHOPPA's John Deere Tractor (El Campo, TX.). This receipt was for a replacement window (rear) on the John Deere tractor owned by the Home Owners Association.

If you have any additional questions please feel free to contact myself (John Hamrick) c-512-739-01184 or Mark Frank c-281-844-4958.

Regards,
John Hamrick

Tri-County Point POA

2012 Improvements

Old and rotten boards replaced at fishing pier and boat dock

Wind breaker on south side of pool

Office painted outside and flooring added (donated)

Maintenance building started in section 2, 45 % finished

All sections mowed around homes and roads

Culverts added in section 8 at Herring Lane (never added)

Culverts added in section 7 at Tarpon and Oar Fish (do to flooding)

Replaced culvert on Clam road by well number 3

Gravel added in section 8 on curve that had been washed out do to rain

Bath house and restrooms repainted

New fan in men's bath house

More improvements scheduled

Wind breaker on east side of pool

Play equipment

Finish maintenance building in section 2

Draw out plans for community center next to office

Finish flooring in office

New Tri-County Point POA sign at office

Replace street signs that are missing (PHS Ag class will make)

AGENDA

Establishment of Quorum

Reading of the 2011 minutes and corrections, if any

Introduction of candidates for Vice President position

Candidate forum - brief presentation by each candidate

Property owners cast their votes

Financial Report

Old Business

New Business

Announcement of election results

Adjourn

February Board Meeting

Board meeting was called to order at 10:30 am on February 3, 2012.

Mark Paulsen, David Anthony and Vicki Grimes were in attendance.

Decisions:

1. Company truck is to be parked by the new maintenance pole barn site when not in use. Company trailer is to be chained to the electric pole, box blade and bucket to be placed in the area
2. No Purchases that are in excess of \$300.00 are to be made without Vickie's express approval after conferring with David and Mark.
3. Office, all bathrooms, shower stalls and public use areas are to be thoroughly cleaned every Monday and Thursdays. Bathing areas should be cleansed with bleach solution. All mold is to be addressed.
4. Sarah Greer and Susan Jessup were indicted by the Jackson County Grand Jury for fraud in excess of \$20,000.00. We will continue to look at Danny Jessup's check receipts for 2008, 2009, 2010 and 2011.
5. We want Willie Griffith to ride with Billy to check his expertise in reading meters and to check each meter for proper operation. We are having too many repeats for such a simple procedure. Based on Willie's report, we will decide further action.
6. One signature checks can be used only for payroll in a pinch. All other must have 2 signatures. Stella Vasquez will be added to the signature cards at the bank for access to all accounts.
7. Roles and responsibilities will be examined and updated to ensure all office and maintenance duties are covered. This will also distribute the work load evenly.
8. All water leaks from the past should be repaired now by Willie. Will check on the last one in section 3.
9. Will keep working with Willie on the possibility of acquiring the extra sewer tank system at Wadsworth. Need to ensure it will meet our requirements, it is unacceptable condition, the price is right and how difficult it will be to move and place. Good probability that we will need a new sewer plant in the near future.

10. We talked to Stanley Kazwell during the meeting about his late maintenance fees for 2011 and his current maintenance fees for 2012. He feels sure he will sell his houses soon and he will strive to give us around half the amounts at each house sale. The payment plan will be as follows:

1. House sale – first ½ of \$34,000.00 for 2011
2. House sale – second ½ of \$34,000.00 for 2011
3. House sale – first ½ of \$34,000.00 for 2012
4. House sale – second ½ of \$34,000.00 for 2012

These are approximate amounts with the plan that Mr. Kazwell is current by the end of the year. Mr. Kazwell has started working with Russell Cain real state to accelerate the house sales.

11. Need to make sure website is being updated in a timely manner.
12. Need to ensure water conservation plan is on website and available for public viewing
13. Make sure to keep conversation to Gainer quick and to the point and make sure he is not having redundant conversations.
14. Look into internet back-up for our computer records and make it happen
15. Look into acquiring a back card for everyday purchases – up to \$1,000.00. Must be paid off every month. (Stela)

Mark H Paulsen

Mark Paulsen, President

3-9-12

Date:

Charles D. Anthony

Charles D. Anthony, Vice President

2-27-12

Date:

Victoria Grimes

Victoria Grimes, Secretary/Treasurer

2-17-12

Date:

VG/tf

Tri-County Point Property Owners Association
14 CR 480, Palacios, Texas 77465
361-972-3998 – Fax 361-972-0309
Email: tricity@tisd.net – www.tricitypoa.org

NOTICE OF AUGUST 18, 2012 ANNUAL MEETING OF MEMBERS

July 6, 2012

To All Tri-County Point Property Owners

The annual election of certain Directors/Officers shall take place at the August 18, 2012 Annual Meeting of the Members of the Tri-County Point POA, Inc. One (1) Director position(s) will be elected at such meeting.

The contested positions are as follows: Vice President. Written and signed ballots are required, with the only exception being Director position(s) which are uncontested. The candidates for each contested Director position are listed on the enclosed ballot form(s).

A ballot form is enclosed herewith. Such ballot form may be utilized when voting in person or by proxy or by Absentee Ballot. Please note the INSTRUCTIONS set forth on the enclosed ballot. Due to Texas statutory law, secret written ballots are no longer allowed and proxy voting must be allowed.

All property owners are allowed to vote. The Candidate receiving the highest number of ballots for each such Director position is elected. Each Director elected shall serve for a term of three (3) years.

Pertinent information regarding the Association's August 18, 2012 Annual Meeting is as follows:

Date/Time: August 18, 2012 at 1:00 pm
Location: Carancahua Community Center on County Road 476, Palacios, Tx (Boca Chica) 77465
Agenda: Establishment of quorum
Reading of the 2011 minutes and corrections if any
Introduction of candidates for Vice President position
Candidate forum – brief presentation by each candidate
Property owners cast their votes
Financial report
Old Business
New Business
Announcement of election results
Adjourn

The Association's Directors urge you to attend the August 18, 2012 Annual Meeting of Members, and to exercise your right to vote in person, by proxy or by absentee ballot.

Tri-County Point Property Owners Association, Inc.
The Board of Directors

Submitted by Mike Hamilton

Would like to see 2 meetings a year – one in the summer and one in winter

Would like to post a sign at the pool saying no pets allowed.

Would like to have the sign taken down that states "Welcome center ahead on left". That building is gone. It misleads people.

Not happy about the association going after new property owners for previous owners membership dues. It will make it so fewer people will buy lots.

Concerns:

Wonder why the Tri County Property Owners Association has yellow page ads in 7 phone books under "Property Maintenance". These are only the books I have. There could be more books and more years. Doesn't this cost money, and for what?

Golden Gulf Coast 2011 pg. 275

Golden Gulf Coast 2012 pg. 273

Matagorda County 2012-2013 pg. 162

Matagorda Cty. 2010-2011 pg. 121

Palacios phone book 2010-2011 pg. 48

South Texas Crossroads 2010-2011 pg. 257

South Texas Crossroads 2011-2012 pg. 248

Why only hurricane fences? Some residents would like to have other kinds.

Whats the purpose of only having a camper on a lot for 6 months and then having to move it?

Does the county or development ever spray for mosquitos?

August 9, 2012

Re: TriCounty Aging Accounts Receivable

In an effort to clear the aging accounts receivable, TriCounty requested a report from Charles, our collection agent at the Carlton Company. He email to TriCounty the attached report

TriCounty called Charles 8/9/12 with "a few" questions.

TriCounty asked Charles if he knew a standard for HOA/POA accounts as to when they should be "written off". He suggested we call the CPA that we use. We will do that.

If we send the information that is needed to begin collections to Carlton Company, they will begin the notification process that is required by law. This will release this office of the time to prepare the letters and the cost of postage.

At present Carlton Company does not report to the credit bureau. An HOA/POA is sometimes not recognized by the credit bureau. Carlton Company has found that TransUnion Credit Bureau will list the amounts owed to Associations. The Carlton Company is presently installing software to implement a process of reporting to the credit Bureau. TriCounty will make the final decision as to who is reported and when.

Charles stated that part of the difficulty in collecting for POA's is that we provide no social security numbers and no driver's license. Tess will implement such a report to be given to the "new" owners at such time as they come into the office to present their Deed. Also an "update questionnaire" will be mailed with the invoices for the Annual Dues. Tess would like it to say "you will receive your key to the facilities when this form is completed and received by TriCounty's office". A question for Mr. Gainer might be "Can the Association withhold keys to facilities if the owner doesn't supply either their driver's license or social security card" information"?