

TRI-COUNTY POINT P.O.A.  
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Board Meeting for January 20, 2001

Board members present were Rickey Tauzin, John Hamrick, and William Winnie III (via phone) and attorney Michael Gainer. The Board approved Cary Shelton moving his mobile home on to his property. Discussion on foreclose of lots in Section 7. The board decided to let the county tax office handle that matter. The association will now charge a \$25.00 transfer fee for property owners selling their lots. Property owners can build on the center of two lots but will still pay maintenance on both lots. Milage for expenses for Tri-County business is now .34 cents a mile. Discussion on Susan Jessup and/or Dawna Frankson talking to Judge Stafford about getting the county to take roads over as county roads. A board meeting was set for February 10, 2001 for discussion on items tabled at this meeting. Items were barn, mower, reduce price of lots in sections 1 and 2, Susan Jessup's raise, Dawna Frankson going salary, compensation for working Saturday and Sunday, mowing of lots, modular homes being put on home sites. Sub metering water if property owner owns two lots is ok, but not for a dwelling. William Winnie III made motion to adjurn meeting untill February 10, 2001, seconded by John Hamrick.

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Rickey Tauzin, President

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William W. Winnie III, V-President

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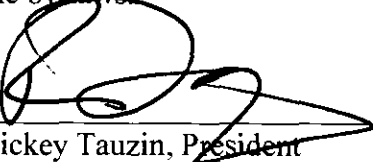
John Hamrick, Sec/Treas.

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.  
HC 2 BOX 282-9  
PALACIOS, TEXAS 77465  
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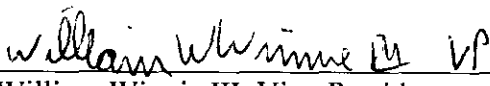
FEBRUARY 10, 2001  
SPECIAL BOARD MEETING

The Board with Directors William Winnie III, John Hamrick, and Rickey Tauzin and Dawna Frankson, secretary, and Susan Jessup, manager, present.

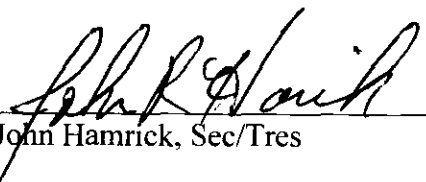
Susan was asked to check water and sewer rate for surrounding utilities, and what it takes to change the water tariff. The Board met with Terry Wunsch with Collections Unlimited and decided to turn past due maintenance accounts over to his company. Authorization for the purchase of a new mower was favorable. The Board voted to charge a \$25.00 transfer fee on all lots sold by individual property owners. Due to a barn not being built due to the budget, \$250.00 per month storage fee will be paid to Danny Jessup. Dawna Frankson is to be paid a salary of \$1250.00 per month. Susan Jessup receive a \$100.00 raise. The Board voted no to reducing lot prices in Sections one and two. A discussion on the county taking over roads in Sections 3 through 6, culverts need to be replaced. The Board agreed to do this. Due to reconsideration of maintenance fees (to see how well collection of past due fees turns out), and getting ready for election of officers, the Board decided to set the annual meeting for August, 2001. The by-laws were reviewed and signed. The Board plans to reconvene this meeting to make some changes in the by-laws.

  
Rickey Tauzin, President

2/20/01  
Date

  
William Winnie III, Vice-President

02 F 03 2001  
Date

  
John Hamrick, Sec/Tres

2/20/01  
Date

**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION**

**14 County Road 480**

**PALACIOS, TEXAS 77465-1642**

**Tel (361) 972-3998 Fax (361) 972-0309**

**E-mail tricounty@awesomenet.net**

A Board meeting was held August 4, 2001 at 12:00 with (3) board members present, Rickey Tauzin, John Hamrick, and William Winnie. Also present Michael Gainer the Association's attorney, Susan Jessup office manager, and Dawna Frankson assistant office manager..

The board agreed to have all roads graded, in the mean time they will plan on what steps to take with the county commissioner. The revised By-Laws for 2001 were signed and will be recorded in the real property records in Jackson County along with the Management Certificate. The financial report was discussed by the board. William Winnie will draft a budget for the year 2002. William Winnie made a suggestion to construct a bulletin board in the area of the coke machine for property owners use. John Hamrick will contact Charles Hamrick to discuss the cost and design for a web page. The board members want Michael Gainer to talk to the taxing attorneys about reducing taxes on non-performing property. The board agreed to purchase (2) two new computers for the office. Barnell Marek and John Hamrick are to get bids on a covered area by the pool. Also discussed, getting property owners to help in the construction of the area.

William Winnie

\_\_\_\_\_ Date \_\_\_\_\_

John Hamrick

\_\_\_\_\_ Date \_\_\_\_\_

Barnell Marek

\_\_\_\_\_ Date \_\_\_\_\_

Tri County Point Property Owner's Association  
Minutes, Annual Meeting  
August 4, 2001

President Rickey Tauzin called the annual Property Owner's Association Meeting to order at 1:00 PM on Saturday, August 4, 2001. A motion was made by JoAnn Strom to skip reading the minutes of the last meeting and seconded by Barbara Hamrick.

The first order of business was the election. Upon signing in to the meeting, all voting members were handed ballots for the election. Completed ballots were placed into a ballot box and President Rickey Tauzin asked for volunteers to count votes. Three members who met the criteria of not being related to anyone nominated for an office were selected to count the votes.

While the votes were being counted, President Rickey Tauzin turned the meeting over to Vice President Will Winnie. Mr. Winnie handed out a financial report and explained the report, as well as answered questions regarding the report. Some of the main points he made were:

- 1) We need more people on the water and sewer system;
- 2) It is helping our cash flow to be collecting more property owner fees;
- 3) It is very important that as many of us as possible go to Commissioner's Court to try to influence the county to take over our roads;
- 4) Anyone wanting more detailed financial information will need to make an appointment with Susie Jessup.

It was decided that property owners should receive information from Susie Jessup regarding when the next Commissioner's Court meeting will take place so property owners can try to attend. It was suggested that we draft a petition for members to sign and although Mr. Winnie strongly recommends that all members write their own letters, he did say that we will do the petition.

Property owners were invited to ask questions. There was much discussion about the roads, the expense, and whether to try to purchase equipment and maintain the roads ourselves. Mr. Winnie said that further research will be done on this issue by the new board.

There was a question from the floor about the property owners fence policy. There was much discussion regarding this policy, and Legal Counsel Michael Gainer provided a lot of insight into options that property owners and board have. As the covenants stand, anyone wishing to make an exception to the fence policy will have to submit their plan to the board for consideration. Plans are to be submitted in writing, and preferably be accompanied by pictures.

Election results were announced as follows:

Candidate	Votes mailed in	Votes cast in meeting	Total Votes
Will Winnie	64	41	105
Sonny Poole	48	23	71
John Hamrick	95	64	159
Ernest Sanchez, Jr.	17	0	17
Barnell Marek	53	37	90
Gene Finn	59	27	86

New board members:

President – William Winnie

Vice President – John Hamrick

Secretary/Treasurer – Barnell Marek

New members were introduced and asked questions from the floor.

Will Winnie announced that last year's board has enacted new By-Laws. Anyone can request a copy from Susan Jessup at the cost of \$1.00.

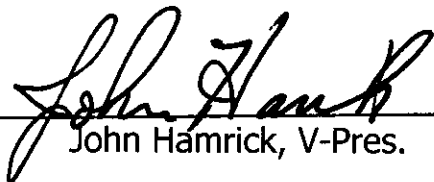
A status report was given on collections of unpaid property owner fees as follows:

Approximately 1/3 to 1/2 have been collected. The delinquents have not been sent to the collector, but will be sent soon. His collections efforts will not cost us anything – he will get 30% of what he collects.

A motion was made and seconded to adjourn the meeting.

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William Winnie, Pres.



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John Hamrick, V-Pres.



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Barnell Marek, Sec/Tres.

Tri-County Point Property Owners Association, Inc.  
Board Meeting- December 15, 2001

The December 10, 2001 Commissioners Court hearing was discussed. We have to replace culverts and fix the drainage problems. Danny Jessup is to call the Appling's for permission to clean ditch for drainage. Contact County wide drainage to see if they can be of any assistance in cleaning drainage ditch. Contact Larry Deyton. Get price on plastic sleeves to go inside culverts instead of replacing the whole culvert. There might be a possibility of County taking three roads a year as County roads.

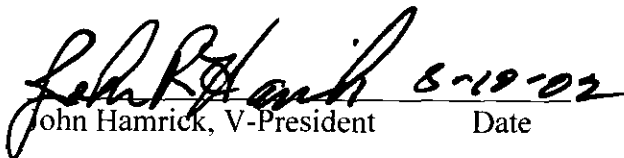
Mr. Gainer to review letter on special collection on Maintenance fee going back to 1998 thru 2001 excluding 2002. There will be a 30 day response time limit and payments of \$50.00 per month till maintenance is paid in full.

Discussion on using Carlton Company for collections.

Plan for auction on all remaining lots for \$250.00 or \$500.00 excluding Commercial lots. Mr. Gainer to see if we can legally pay a \$100.00 finders fee to property owners that bring buyers to Tri-County.

Contact Jack Ward for grant information for sewer plant. Barn building tabled pending auction due to budget.

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William Winnie, President                      Date

 6-19-02  
John Hamrick, V-President                      Date

  
Barnell Marek, Sec\Treas.                      Date