

Tri-County Point Property Owners Association, Inc.
14 County Road 480
Palacios, TX 77465
Tele, 361-972-3998, Fax, 361-972-0309, Email tricounty@awesomenet.net
www.tricountypoa.org

Board Meeting

January 31, 2009

Present at the Board meeting were John Hamrick, V-President, Gene Finn, Sec/Treas., Susan Jessup, Dawna Frankson and Danny Jessup. Mark Frank was absent.

Phillip Rumph was at board meeting to talk about his deed restriction violation. The violation was for no driveway and his elevated storage building. The driveway has been installed and the board gave him 90 days to make the storage building more presentable. Nothing said about it being elevated. Mr. Rumph told the board he would be sending house plans. Mr. Rumph paid the \$127.00 in attorney fees.

Danny Jessup told the board that a TCEQ inspector had been out and Mr. Jessup explained to the board about what was said. If we have over a population of 50 on one well we have to have a 20 thousand gallon storage tank with a booster pump. The storage tank and booster pump will run about \$35,000.00. We might need to install a new flow meter at a cost of \$600.00 and they have to be calibrated every three years at a cost of about \$200.00. We have to work up a monitoring plan manual. We have many new reports to be done monthly, quarterly, and annually. We are looking at surrounding water suppliers to see what they charge there customers. We will have to change the water & Sewer tariff. New constructed of homes have to be inspected by a CSI (customer service inspector).

Danny Jessup paid \$630.00 to Jackson Electric Coop for the Section seven well. The Board agreed to reimburse him.

Some one out of Wharton wanted to mow all property for hay. The board agreed this was not a good idea due to liability reasons.

Danny told the board about the roads and for what it cost to hire a grader we could buy a blade for the tractor for about \$2,000.00. The Board thought it would be a good idea.

Danny discussed some of the drainage problems in the area. One bad area is on the corner of porpoise and county road 477 and several in section 4. The board said to purchase the pipe necessary to fix these problems.

The board said to see about getting a \$50,000.00 loan. We are also going to see about some grants.


John Hamrick, V-President 5-21-09
Date


Gene Finn, Sec/Treas. 5-15-09
Date


Page 2 of Board Meeting August 20, 2005



Mark Frank, President 8/19/05
Date



John Hamrick, Vice President 8/19/05
Date



Gene Finn, Sec/Tres. 8-19-05
Date

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August 15, 2009

Board Meeting Minuets

Gene Finn, Mark Frank, & John Hamrick were present as financial issues were discussed. Board of Directors decided to bill early for maintenance and impose a voluntary special assessment of \$50.00 per lot. Our newsletter, billing for 2010 and voluntary assessment letter will all go out September 1st 2009. We are also going to offer to our owners that are in arrears of not less than six years an offer of compromise, this is \$500.00 plus current years maintenance plus collection fees. Kazwell's property was also discussed, Mark tried to call, Mr. Kazwell was not in. We will take whatever we can get out of him now. Mark is going to call him on Monday August 17, 2009 from Houston and discuss his options with him. If we cannot collect monies owed on his delinquent accounts we will file a lien on all Kazwell properties and proceed with legal actions. Michael Gainer said his fee's for legal actions are \$200.00 for a demand letter, and \$1000.00 to file law suit. No fire department business is to be conducted during business hours at the Tri-County office unless there is a page out from Jackson County Sheriff's Office for Carancahua Volunteer Fire Department. Camping was discussed and there is NO camping allowed at the boat ramp, and at the pier camper trailers are \$25.00 full hook-up per night and tents are \$15.00 per night. On the pier we ask that owners have only 3 rods per person fishing. Gary Lox is a new owner and he is a Locksmith by profession, Mr. Lox offered to re-key our 6 maintenance locks at no cost to the association. Mr. Lox also had a rod holder made for our pier and donated it to the association. [After the annual meeting another board meeting with David Anthony the newly elected vice-president took place to bring him up to speed with the goings on of the association. Decisions were made and the Board of Directors appointed Sarah Greer the new office manager. Susan Jessup & Dawna Frankson due to health issues were put hourly at 20 hours per week. Mark announced his resignation. Mark will officially step down August 31, 2009. Our two other board members appointed John Hamrick President until the end of the president's term. Changes to the Prosperity Bank signature cards need to made to add Sarah Greer & Charles D. Anthony and remove Mark Frank and Dawna Frankson.

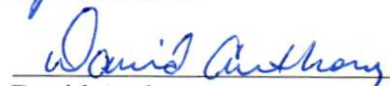
Mark Frank



Gene Finn



John Hamrick



David Anthony

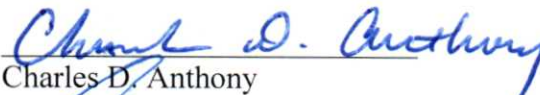
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August 15, 2009

Board Meeting Minuets

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Mark Frank


Charles D. Anthony


Gene Finn

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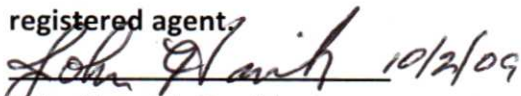
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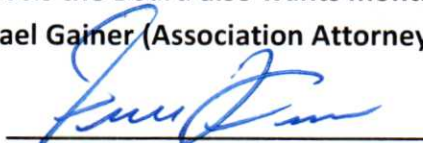
Board Meeting Minuets

9-25-09

Meeting started at 8:00 a.m. Stanley Kazwell Jr. called at 8:30 a.m. conference call on the account status of sections 7 & 8 that are delinquent in the amount of \$32,250.00 and when payments will be due. Goal is to be compliant by December 31st 2009. Stanley Kazwell Jr. agreed to send \$5,000.00 in good faith within 15 days from today. He should be down within a few weeks to meet with the Board. Discussion on generating money for the Association by charging for permits, Cape sent over a rate schedule for such permit charges. We will decide on this at a later date. Sarah is going to contact Gary Lox to price non-copy able keys to help eliminate disbursement of keys to non members. First key is free, lost keys are as follows 2nd key is \$25.00 3rd key \$50.00 and \$75.00 for 4th key, ect. Transfer fees and lien/release of lien fees are not to be turned into collections; these are administrative fees and stay on the books in the office. March send out late notices giving the information lien and collection fees will apply. We will give the property owner until June 1st of 2010 to pay before filing and turning it over. Talked about rate changes on the water and sewer tariffs, and U.S.D.A. grant application. Went over financial records. Charges for posting on our for sale list is \$10.00 and posting on our web site is \$10.00. Mail maps and Deed Restrictions is \$25.00. Purchase in office is \$1.00 per page. To send and receive faxes is \$1.00 per page. Management Certificate has been filed in the Courthouse in Jackson County.

Boards of Directors have agreed to let part time employees to make up time if one of their scheduled work day falls on a holiday. This is only if there is productive work that can be done, and it has to be in the same week. If there is no work that will be productively done this option is not available. Board wants copies of master maps that include all water lines, sewer lines and taps installed. On a monthly basis the Board also wants monthly operating reports. Board members agreed to make Michael Gainer (Association Attorney) our registered agent.


John Hamrick, President


Gene Finn, Secretary/Treasurer


David Anthony, Vice-President

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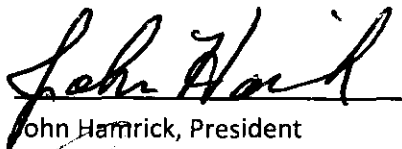
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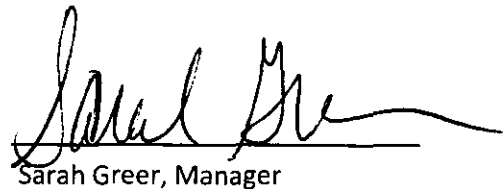
October 27, 2009

Special Meeting with Stan Kazwell Jr.

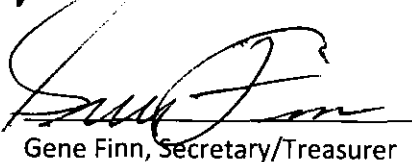
Meeting began at 10:05 a.m. John Hamrick, President; Gene Finn, Secretary/Treasurer; and Sarah Greer, Manager were present with Mr. Kazwell. Stan says he is finishing up in Florida and making Tri-County his number one priority. The building Kazwell has on our property will be utilized now. Kazwell wants to put up new signage for marketing. Both interested parties are concerned with the delinquent fees owed. The goal is to be compliant by December 31, 2009. John asked Stan about 2010 fee's that will be due. Stan replied with uncertainty right now. Taxes went up on Kazwell properties and he has not paid them yet for current year. We have collected \$10,000.00 to date on the 2009 maintenance fees of \$37,375.00. Kazwell expressed he wants to advertise, the advertisement was virtually non existent, he feels he can turn the property sales around. John replied "If you do well, we will do well!" Kazwell asked what the possibility of oiling the roads, Sarah told him that would be strictly up to the county of Jackson because the roads are private. R.V.'s were brought up and discussed; a standard needs to be set. Tri-County is not implementing rent at this time for Kazwell's building. Meeting ended at 11:15 a.m.



John Hamrick, President



Sarah Greer, Manager



Gene Finn, Secretary/Treasurer