



Meeting Minutes

SUBJECT: Tri-County Point POA Board Meeting
DATE/TIME: 12 June 2021 and 5:30 P.M.
LOCATION: Tri-County POA Community Center
AUTHOR: Kayla Schilhab, Board Secretary

AGENDA ITEMS

1. Call to Order – Meeting was called to order by the President Cindy Morrison
2. Assess Fines on Violating Properties
 - a. Provided an update on current Properties with Fines. The Office Staff and POA are working to continue executing fines to properties what are not in compliance with the property standards.
3. Provided Update on the status of Outstanding Taxes.
 - a. The POA hired Julie Pfeil, a new bookkeeper who is a CPA and she has been working on the keeping track of the current accounts and is also working on the current outstanding taxes.
 - b. Julie Pfeil has finished all the taxes from 2013 to 2019. She is currently working on the 2020 taxes.
 - c. Corporate Taxes for 2013 to 2019 amounted to \$1,000 – Payment has been issued by the POA
 - d. Federal Employee Tax is currently being reviewed.
 - e. President Cindy Morrison informed the community that we continuing to work with our Tax Attorney Cantrell and Cantrell
4. TECQ Update
 - a. Cindy Morrison provided an update stating that the POA was able to bring down the TECQ fines from \$60,000 fines to a new amount of \$3,600.
 - b. Monthly Payments will be made until the \$3,600 has been paid.
5. Community Upgrades
 - a. The POA hired Palacios Air to replace a A/C unit and made repairs to the other unit at the Community Center
 - b. Pool
 - i. The fence was replaced around Pool and have expanded to include a second covered area and two gates for further expansion and development
 - ii. Currently working on removing the grass inside the pool area and replacing with Flagstone.
 - iii. Will continue to make renovations to the restrooms/changing rooms at the Pool
 - c. Ditches – George, the POA Director is working on requesting bids for digging out the ditches
 - d. Pier
 - i. The bracing was completed by community volunteers
 - ii. Further improvements will occur as needed
 - e. Playground Equipment
 - i. We received a price to install new playground equipment by the pool, received a quote, and will further discuss after the POA raises the money through fundraisers.
 - f. Pier/Pool Restroom Update

- i. Restrooms at pier have been vandalized several times. Working on figuring a way to add extra cameras and security.
 - ii. Cameras are in the process of being installed at

- 6. Provide Update on Road Repairs –
 - a. Pending Roadwork
 - i. Requesting Bids for Ditches – We are in the process of determining the current ditches that need to be dug out and will request quotes from 3 or more vendors to compare apples to apples
 - b. Culvert Replacement/Repairs
 - i. Culvert at Clam/Rockfish were still blocked off due to the pending deliver of limestone. Completion date scheduled for the week of 6/14/21.
 - ii. Additional culverts are being repaired and replaced as needed, if there are currently crushed ends and the culverts are blocked, we are working on replacing them when possible.
 - c. Contact, Director - George Guerrero, if you have any questions.
 - d. Ekstrom's Fish Farm
 - i. has been advised by the County that they need to add additional culverts to increase the flow when there are heavy rains.
 - ii. Ekstrom's is working on replacing the culverts in the requested area's
 - iii. POA will assist in replacement of 2 of the culverts.
 - iv. POA will continue to follow up with Ekstrom's to ensure that culverts are being replaced as requested by the county.

- 7. Committee Updates
 - a. Controls Committee
 - i. By-Laws
 - b. Beautification Committee
 - i. Working on scheduling fundraisers to raise money for future improvements
 - ii. Projected Projects: New Playground Equipment
 - c. Neighborhood Watch Committee
 - d. Property Conformance and Maintenance Committee
 - i. George Guerrero, Director of the Board is main contact
 - ii. Each section will have one community member in charge of contacting the board and additional volunteers to help.
 - iii. Committee will be responsible for inspecting current construction, reviewing permits and so forth.

- 8. Upcoming Events
 - a. Community Clean-up – July 10, 2021
 - i. In efforts to clean up the community we are holding a community clean-up day. There will be trucks and trailers available for those who are not able to move the stuff themselves.
 - b. Drive-Thru Dinner Fundraiser – Date to be determined.
 - i. We will test out a trial Drive-Thru Dinner fundraiser on a Friday, the date is still pending.
 - c. First Annual Tri-County POA Chili and BBQ Cook-Off – October 15-16, 2021
 - i. Courtney, the office manager and Kayla Schilhab, the board secretary are working on the details for the cook-off and will disperse the information as soon as it is ready.
 - d. Other Fundraiser Idea or Community Events
 - i. Community Wide Garage Sale
 - ii. Community Center Rentals

- 9. Mowing/Shredding
 - a. The POA Tractor is out of commission
 - b. POA is looking for volunteers in each section to mow/shred lots for a fee to mow lots that are overgrown.

c. Meeting with volunteers is pending.

10. Community Question/Concerns

a. Open questions were held:

i. Property owners express their concern over Pier/Pool restroom vandalism – Board addressed the issue and advised we will work on the addition of private property signs and addition of additional cameras at the Boat Ramp, Pier, and Pool area.

1. Community suggested that the gate and door codes need to be changed every 6 months.

ii. Property Owners wanted to know what the status of the midge flies.

11. Close Meeting:

a. Meeting Adjourned at 6:30 PM by Board President Cindy Morrison and seconded by Board Vice President Billy Koterak.



Tri-County Point POA

Meeting Agenda

SUBJECT: Tri-County Point POA Board Meeting
DATE/TIME: 24 July 2021 and 5:00 P.M.
LOCATION: Tri-County POA Community Center

AGENDA ITEMS

- 1. Pledge**
- 2. Call To Order**
- 3. Roll Call**
- 4. Resignation of Tri-County POA President, Vice-President, and Treasurer**
 - a. Board will vote to reappoint Cindy Morrison into the President position**
 - b. Board will vote to appoint Dalton Wiseman to the Vice-President Position that was recently vacated by Billy Koterak.**
 - c. The Board is choosing to leave the treasurer position open until further notice.**
 - d. All Positions that are being appointed will be temporary until the Election takes place in October at the annual Board Meeting.**
- 5. Upcoming POA Board Member Elections at Annual Board Meeting**
 - a. Positions up for Election.**
 - i. President**
 - ii. Vice-President**
 - iii. Treasurer**
 - iv. Secretary**
- 6. Maintenance**
 - a. Ditch and Culvert Repair – Request for Bids**
 - b. Mowing**
 - c. Neighborhood Clean-up**
- 7. Next Board Meeting – August 14, 2021, 5:00 PM**
- 8. Annual Board Meeting – October 9, 2021, 5:00 PM**
- 9. Community Question/Concerns**



Tri-County Point POA

Meeting Agenda

SUBJECT: Tri-County Point POA Board Meeting
DATE/TIME: 14 August 2021 and 5:00 P.M.
LOCATION: Tri-County POA Community Center

AGENDA ITEMS

1. Pledge
2. Call To Order
3. Roll Call
4. Upcoming POA Board Member Elections at Annual Board Meeting
 - a. Positions up for Election.
 - i. President
 - ii. Vice-President
 - iii. Treasurer
 - iv. Secretary
5. Maintenance
 - a. Ditch and Culvert Repair – Received Bids
 - b. Purchase of Work Truck
 - c. Mowing
6. Financials
 - a. Bookkeeper/CPA
7. Evaluation of Annual Dues
8. Evaluation of Special Assessment for Maintenance Repairs
9. Fundraisers
 - a. First Annual BBQ Cook-off and Chili Spill
 - i. Volunteers
 - b. Any other fundraisers
10. Annual Board Meeting – October 9, 2021, 5:00 PM
11. Community Question/Concerns



Tri-County Point POA

Meeting Minutes

SUBJECT: Tri-County Point POA Board Meeting
DATE/TIME: 14 August 2021 and 5:00 P.M.
LOCATION: Tri-County POA Community Center
AUTHOR: Kayla Schilhab, Board Secretary

AGENDA ITEMS

1. Pledge
2. Call To Order – Meeting was called to order by Dalton Wiseman – Board Vice President
3. Roll Call – Board Members in attendance were Dalton Wiseman, Board Vice President, George Guerrero, Board Director, and Kayla Schilhab, Board Secretary
4. Upcoming POA Board Member Elections at Annual Board Meeting – Annual Board meeting will be moved to November 6, 2021, to allow for enough time to for submit the letter of intentions and time for the ballots to be mailed out and received by the members.
 - a. Positions up for Election.
 - i. President – 3 Year Term
 - ii. Vice-President – 2 Year Term
 - iii. Treasurer – 3 Year Term
 - iv. Secretary – 2 Year Term
5. Maintenance
 - a. Ditch and Culvert Repair – Received Bids
 - b. Purchase of Work Truck and Utility Vehicle – It was discussed that the POA has purchased a work truck in the amount of \$7,000 and a John Deer Utility Vehicle was purchased for \$6,000 to be used for maintenance purposes.
 - c. Mowing – mowing had been halted and will resume once a plan has been put into place. There were discussions about trying to fix the tractor and/or possibly hiring an outside vendor to come in to maintain the mowing. Once a plan is put into place the POA will resume mowing.
6. Financials
 - a. Bookkeeper/CPA – Board of Directors will send out the letter of engagement from the CPA of record for the board.
7. Evaluation of Annual Dues
 - a. Discussion took place on the evaluation of the annual dues. Two options were discussed
 - i. Increase the amount by 20% raising the annual dues from \$125 to \$150 to comply with the annual increase percentage
 - ii. Increase by more than the 20% was discussed and the process of having the community members vote on an increase.
8. Evaluation of Special Assessment for Maintenance Repairs

- a. **The board discussed an evaluating a special assessment based on surveys that will be sent out. A committee will be formed to evaluate the surveys that are received, and a priority list will be created based on those surveys. It will take some time to evaluate these surveys and the community members will play a roll in evaluating the special assessment and priorities.**

9. Fundraisers

- a. **First Annual BBQ Cook-off and Chill Spill will be held on October 15th and October 16th, 2021.**
 - i. **Flyers and handout were provided to the attendees of the meeting. Entry forms and rules to be posted on the website, on Facebook and emailed to all community members**
 - ii. **Volunteers – Sign up sheet was provided to volunteer for the Cook-Off**
 1. **The following volunteers are being requested:**
 - a. **Judges**
 - b. **Set-up**
 - c. **Clean-up**
 - d. **Etc.**
- b. **Any other fundraisers – The POA is looking for other ideas for future fundraisers.**

- 10. Annual Board Meeting – was changed to November 6, 2021, 5:00 PM, to allow appropriate time for the election to occur.**

11. Community Question/Concerns

- a. **Community Members expressed their concerns regarding the amount paid for the roadwork that was completed since January 2021. The community inquired about changes that were made to the scope of work and material and who was involved in voting for these changes.**

Absentee/Proxy Ballot
Tri-County Point Property Owners Association

Meeting Announcement: A Special Meeting of Tri-County Point Property Owners Association will be held October 3, 2021, at 1:00 p.m. at the Carancahua Community Center, CR 476, Palacios, Texas.

Instructions: I/We _____, as owner(s) of the above-described property, cast my/our ballot (choose/circle one) as follows: (1) in person at the meeting; (2) By Absentee Ballot; OR (3) I/We hereby revoke any previous proxies and appoint _____ as my/our proxy to attend the October 3, 2021 Special Board Meeting of the Members of Tri-County Point Property Owners Association, Inc., to be held at the Carancahua Community Center located on County Road 476, Palacios, TX 77465 (Boca Chica area) at 1:00PM on Sunday, October 3, 2021. I (we) hereby vote in the following manner (note: place a check in the "For" box.) Absentee ballot/Proxy form must be received by the secretary by 11:00 AM, Sunday, October 3, 2021.

Vote: Please indicate your vote on the following issue. **You must sign the ballot.** Each lot has one (1) vote.

1. Removal of the Tri-County Point POA Board President, Cindy Morrison.

- Support the removal of current Board President, Cindy Morrison**
- Do not support the removal of current Board President, Cindy Morrison**

Printed Name: _____ Signature: _____

Date: _____, 2021 Total Lots: _____ Total Votes: _____

Property Address: _____

Section/Lot: _____ Section/Lot: _____ Section/Lot: _____

Section/Lot: _____ Section/Lot: _____ Section/Lot: _____

This form can be received by mail, email or in person. Please mail to the main office at 14 County Road 480, Palacios, Texas 77465. The electronic ballots/proxies can be submitted to the Secretary of the Board at secretarytricounty1@gmail.com, if dropping them off in person there will be a lockbox available at the main office for you to drop them off and we will provide you with a receipt. You may drop off up until 11:00 am the day of the meeting.

Meeting Agenda

SUBJECT: Tri-County Point POA Special Board Meeting – Called By Community Petition
DATE/TIME: 14 October 2021 and 6:30 P.M.
LOCATION: Tri-County POA Community Center and Zoom

AGENDA ITEMS

1. Pledge
2. Call To Order
3. Roll Call
4. Establish Meeting Quorum
5. **Petition was received with more than 50 Signatures to hold a Special Meeting - Per Article III Section 2: Special Meetings. Special Meetings may be called by the President, or by any three (3) other Directors, or by petition signed by Members who are collectively entitled to cast at least ten percent (10%) of the total eligible Membership votes, or by petition signed by fifty (50) Members.**
 - a. **Community Vote to Remove Cindy Morrison as President of the Tri-County Point POA Board. The Community Vote to remove a Board Member must follow the current By-Laws which states in Article IV Section 3. Removal of Director. A Director may also be removed from office by a two-thirds (2/3) majority vote of the Members present in person or by Proxy at a Special Meeting called for that purpose.**

A Proxy and Absentee ballot will be provided if needed: below is the required information as stated in the by-laws for a vote by proxy.

Based on Article III, Section 5. Proxies. All Proxies must be written, dated, and signed by the Member entitled to cast the vote(s) represented. A Proxy will not be considered valid unless received by the Secretary of the Association prior to calling of order of the Membership Meeting at which the Proxy is to be used. The Secretary will acknowledge and issue receipts for any such Proxies received. No Proxy shall be valid for more than one (1) year. All Proxies shall be revocable and shall specify the meeting(s) or action(s) to which they apply, including whether they apply to a reconvened or adjourned meeting. General Proxies shall not be allowed.

6. **Community Question/Concerns**

Absentee/Proxy Ballot
Tri-County Point Property Owners Association

Meeting Announcement: A Special Meeting of Tri-County Point Property Owners Association will be held Thursday, October 14, 2021, at 6:30 p.m. at the Carancahua Community Center, CR 476, Palacios, Texas.

Instructions: I/We _____, as owner(s) of the above-described property, cast my/our ballot (choose/circle one) as follows: (1) in person at the meeting; (2) By Absentee Ballot; OR (3) I/We hereby revoke any previous proxies and appoint _____ as my/our proxy to attend the October 3, 2021 Special Board Meeting of the Members of Tri-County Point Property Owners Association, Inc., to be held at the Carancahua Community Center located on County Road 476, Palacios, TX 77465 (Boca Chica area) at 6:30PM on Thursday, October 14, 2021. I (we) hereby vote in the following manner (note: place a check in the "For" box.) Absentee ballot/Proxy form must be received by the secretary by 4:00 PM, Thursday, October 14, 2021.

Vote: Please indicate your vote on the following issue. **You must sign the ballot.** Each lot has one (1) vote.

1. Removal of the Tri-County Point POA Board President, Cindy Morrison.

- Support the removal of current Board President, Cindy Morrison**
- Do not support the removal of current Board President, Cindy Morrison**

Printed Name: _____ Signature: _____

Date: _____, 2021 Total Lots: _____ Total Votes: _____

Property Address: _____

Section/Lot: _____ Section/Lot: _____ Section/Lot: _____

Section/Lot: _____ Section/Lot: _____ Section/Lot: _____

This form can be received by mail, email or in person. Please mail to the main office at 14 County Road 480, Palacios, Texas 77465. The electronic ballots/proxies can be submitted to the Secretary of the Board at secretarytricounty1@gmail.com, if dropping them off in person there will be a lockbox available at the main office for you to drop them off and we will provide you with a receipt. You may drop off up until 4:00 PM the day of the meeting.



Meeting Agenda

SUBJECT: Tri-County Point POA Annual Meeting and Election
DATE/TIME: Saturday, November 6, 2021, at 5:00 P.M.
LOCATION: Tri-County POA Community Center and Zoom

AGENDA ITEMS

1. Pledge
2. Call To Order
3. Roll Call
4. Approval of Minutes – Approval of Meeting Minutes from prior meeting
5. Election Terms – In accordance with the By-Law
 - a. President – 1 Year Term – Position up for Election at Annual Meeting 2022
 - b. Vice President and Secretary – 2 Year Term – Position up for Election at Annual Meeting 2023
 - c. Treasurer – 3 Year Term - Position up for Election at Annual Meeting 2024
6. Delegate Election Committee to Start Counting Ballots
7. Discussion of Annual Budget and Financial Statements –
 - a. Annual Budget
 - b. Financial Statements
8. Call Election
 - a. Election Committee will announce the candidates who have been voted in as a new Board Member.
9. Scheduled Board Meetings:
 - a. January 8, 2022, at 5:00 PM
 - b. April 9, 2022, at 5:00 PM
 - c. July 9, 2022, at 5:00 PM
 - d. October 8, 2022, at 5:00 PM – Annual Board Meeting and Election for President
10. Community Question/Concerns

From: Thomas D. Burns

To: Tri County POA Election Board

Subject: Withdrawal of Vice President Candidate

As of 10/8/2021 I want to withdraw as a candidate for Vice President for Tri County POA board.

Thomas D. Burns