

Tri-County Point Property Owners Association, Inc.

August 16, 2003

Board Meeting

The Board of Directors Meeting was called to order at 10:00 on August 16, 2003. Present were President William Winnie, Vice President John Hamrick, Sec/Tress, Gene Finn, Manager Susan Jessup, Asst. manager Dawna Frankson, and the Association's attorney Michael Gainer.

Subjects Addressed.

1) The Board approved to revise the Policy Statement dated July 11, 1992. Revision "Consumption of alcohol in all TriCOPPOA common areas is expressly prohibited". Revised to "No glass containers allowed in common areas." New policy statement "Property owners not current in maintenance can not be a guest of a property owner in good standing". Michael Gainer will revise.

3) All property owners in collections or otherwise are encouraged to pay current maintenance. Good faith payments/payment plan will be accepted. Entitling property owners to use the facilities. Keys will be provided for facilities. Should property owner. Default one time this offer will be cancelled and never be offered again to said property owner. Subject was approved by all board members

4) FDIC has been contacted by Congressman Ron Paul Office requesting detailed information concerning individuals with no deeds.

5) Michael Gainers suggested sending a demand letter to the FDIC. FDIC is record note holders. Suggestion was approved by all board members.

6) William Winnie raised concerns about finical satiability. He suggested a maintenance increase. 2004 maint. Would be \$210.00. Dawna Frankson/Susan Jessup suggested possible special assessment for the year 2004. Discussion continued. John Hamrick/Gene Finn voiced concerns that Tri_COPPOA will lose property owners if increase were to go into effect. Decision was made by all board members to have a Special meeting with property owners to discuss finical problems in length.

7) The board discussed variance on easements allowing property owners to build in the middle of two lots. Board members agreed this topic will be included for discussion at special meeting.

8) William Winnie suggested a complaint form be available to all property owners. And revise Written Request for Approval, (mobile homes).


9) Plans will be made by board members to have a Special Meeting at which time property owners will be urged to attend. Rate increase to balance budget, variance for easements, the selling of Section 8.

Tri-County Point Property Owners Association, Inc.

August 16, 2003

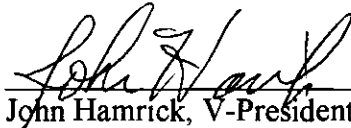
Board Meeting Minutes

Approved By:



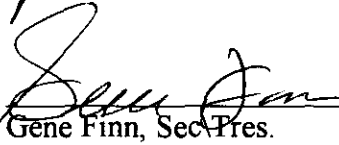
Date _____

William W. Winnie, III, President



Date 8-21-04

John Hamrick, V-President



Date 8/21/04

Gene Finn, Sec. Pres.

Tri-County Point Property Owners Association, Inc.

April 26, 2003

Board Meeting

Present were V-President, John Hamrick, Sec\Tres, Gene Finn, Manager, Susan Jessup, Asst. manager, Dawna Frankson, and the Association Attorney, Michael Gainer.

The date for the annual meeting is set for August 16, 2003. Election for Vice-President. The Board agreed to build a 16' by 20' covered area at the pool and pier. The cost for both is \$1730.00. They are to be build so that concrete can be added at a later time.

Also, to purchase two park pits to be installed.

Wiring on pier is to be moved to the side or underneath the pier.

A water storage tank (if donated) by Section 2 well with float for Carancahua VFD.

The Board discussed with the attorney, Michael Gainer, about selling property in Section 8. There are no water or sewer lines installed and the roads or not improved.

John Hamrick made a motion to sell lots in Section 8, and Gene Finn second the motion.

The attorney, Michael Gainer said he would draft a letter explaining that when 60% out of 67 lots are sold we would add the facilities. Lots to be sold first are, 11 thru 19, 22, 24, 26 thru 54 and 87 thru 103 will be sold for \$1,500.00 and lots 55 thru 59 and lots 104 thru 108 will be sold for \$1,000.00. We are also working on a grant to help with the water and sewer in this area.

The Board talked about the county taking over one mile of road a year as a county road. We have to replace the culverts and clean the ditches. No definite decision was made on this matter.

The Board approved to give a key to Port Alto\Olivia VFD so they can access the Boat Ramp in emergency situations.

The Board agreed to put in the next mail out, to remind property owners that they need to sent a picture and brief description of their travel trailer to this office for board approval before they park on their property. According to the Deed Restrictions travel trailers can only be on property six (6) months and then have to be moved. Michael Gainer said the Deed Restriction did not delineate how long the trailer has to be off the property. This does not apply to property owners with homes built on their lot as long as not one lives in it.

The Board wants "No trespassing" and "No littering" signs at all Tri-County Point Property Owner facilities.

We asked the attorney how often the liens on property need to be updated. He said every two years.

Ira Tossey wants to deed Section 8, Lot 25, back to the association. We are going to see how much taxes are owed. Mr. Gainer also said if property is sold on the Court House steps the maintenance fees can not be collected.

The office reported to the Board that the collection agency has collected \$4,672.09 in 2002 and \$8,042.92 to date in 2003.

The Board authorized Mr. Gainer to sent a demand letter to Mr. Spiller about deed restrictions on his property at a cost of \$87.00.

The Board asked the attorney if we could repo lots, and the attorney advised us that we could not. Dawna Frankson's raise was approved.

Tri-County Point Property Owners Association, Inc.

August 16, 2003

Board Meeting

The Board of Directors Meeting was called to order at 10:00 on August 16, 2003. Present were William Winnie, President, John Hamrick, Vice President, , Gene Finn, Sec/Treas, Manager Susan Jessup, Asst. Manager Dawna Frankson, and the Association's Attorney Michael Gainer.

The Board approved to revise the Policy Statement dated July 11, 1992. Revision "Consumption of alcohol in all TRICOPPOA common areas is expressly prohibited". Revised to "No glass containers allowed in common areas." The Board approved to add a new Policy Statement, "Property owners not current in maintenance can not be a guest of a property owner in good standing" (maintenance paid in full). Michael Gainer will do the revisions.

The Board approved a special consideration for property owners in arrearage or in collections. The Property owner shall sign a contract drawn up by the Association's attorney, Michael Gainer. The property owner must pay current year's maintenance, and what ever the payments are set at, depending on the number of lots and/or years in arrearage. This will entitle property owners to a key for use of the facilities, and encouraged them to pay maintenance. Should the property owner miss one payment, the contract is considered in defaulted and never be offered again to said property owner.

FDIC has been contacted by Congressman Ron Paul Office requesting detailed information concerning individuals with no deeds.

Michael Gainer suggested sending the FDIC a demand letter to collect the maintenance fees on the lots that they are record note holders for (lots without deeds). Suggestion was approved by all board members.

FINANCIAL
JKH V.P.
Set

William Winnie raised concerns about Tri-County Point Property Owner Association's financial stability. He suggested a maintenance increase in the amount of \$85.00 bringing the maintenance fees to \$210.00 for the year 2004. Dawna Frankson and Susan Jessup suggested possible special assessment for the year 2004. Discussion continued. John Hamrick and Gene Finn voiced concerns that TRICOPPOA would lose property owners paying if the increase were to go into effect. Decision was made by all board members to have a special meeting with property owners to discuss financial *FINANCIAL* problems in length. *JKH V.P.*

The board discussed adding a variance to the TRICPPOA by-laws. This variance would give the Board the right to release the easement between two consecutive lots. Therefore allowing property owners to build in the middle of two lots. But, would still be

considered two lots as far as maintenance fees. Board members agreed this topic would be addressed at the special meeting.

The Board approved to buy a key making machine to create facility keys in house.

William Winnie suggested a complaint forms be available to all property owners, and to revise the "written request for approval" for campers and mobile homes.

Date and time for the special meeting will be set by the Board of Directors. Property owners are urged to attend. Discussion and/or voting on rate increase for maintenance assessments or special assessment to balance budget, variance for easements, and the selling of Section 8.

William Winnie III PRESIDENT

1-10-04

William Winnie, III, President

Date

John Hamrick

John Hamrick, V-President

1-10-04

Date

Gene Finn

Gene Finn, Sec/Treas.


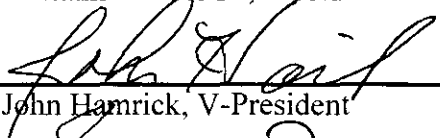

1-10-04

Date

Tri-County Point Property Owners Association, Inc.

August 16, 2003 Annual Meeting Minutes

Meeting was called to order at 1:00 pm at the Caranchaua Community Center. Board members present were, William Winnie, President, John Hamrick, V-President, Susan Jessup, Manager, Dawna Frankson, Asst Manager and Michael Gainer, Assoc. Attorney. Minutes from Annual Meeting held August 10, 2002 was approved by Jack Ward and seconded by Keith Casey. William Winnie went over the financial report for the year 2002. Mark Frank was introduced and thanked for the help given in assessing the damage caused by hurricane Claudette. Mark Frank explained the damages to the different facilities. Mr. Frank talked about the \$75,000.00 deductible if the insurance company determined it was hurricane damage. If it was tornado damage it would be a \$250.00 deductible. He told the membership he had contacted FEMA and we qualified for a small business loan with an interest rate of 2.953%. He said if we borrowed the deductible amount of \$75,000.00 the amount of repayment divided between the 724 members who are current in their maintenance would be \$103.59. Agreed was that property owners not current in assessments would also have to pay \$103.59. Darrell Maxey, Dale, Sonny Poole and Ricky Jackson said they would assess the cost of repair to the facilities. Sonny Poole volunteered to organize the rebuilding. Darrell Maxey said his opinion was that the damaged repair was in the ball park of \$5,000.00 to \$10,000.00 not including labor. A group of property owners would get together and donate their time to do the repairs. Keith Casey asked who would look into rates of other insurance companies. Mark Frank and William Winnie volunteered to check with other insurance companies. Another option is to not buy insurance, but to set aside a sum of money each month and repair damages from that account. Dawna Frankson and Susan Jessup told the membership about the 10,000 gallon storage tank donated by Olivia Fire Department to be set at the Section 2 well house to fill fire trucks in the community. And Lolita Fire/EMS gave the Caranchaua Fire Dept an emergency response vehicle. John Hamrick, Vice-President ran unopposed in the 2003 election for Vice-President. Sonny Poole made a motion to keep John Hamrick as Vice-President and it was seconded by Jack Ward. Jack Ward volunteered to do safety checks on facilities. Discussion on selling the lots in Section eight (8), and the issue of the roads, and the water and sewer lines not being ran. If lots in Section eight were to be sold they would be sold in three sections. After the first of the three sections were sold, then the water and sewer lines could be installed. Sonny Poole said he knew of a developer that might want to buy all of Section 8 and install water & sewer and the roads. Sonny Poole asked about the Association getting a web site, and doing meeting notices and correspondence via e-mail. Further discussion e-mail would be considered a formal notice of meetings. There was lengthy discussion on the easements and set back lines on lots. Property owners with two adjoining lots want the interior easement removed. The Board and the Attorney agreed to look into the easement issue and to call a special meeting to possibly add a variance to the Association by-laws. There was a discussion on raising the assessments and this was tabled for further discussion and/or to be voted on in the special meeting. Sonny Poole addressed the membership about making improvements to Tri-County Point Property Owner Association. Such as putting signs up in different areas.

	8-21-04
William Winnie III, President	Date
	8-21-04
John Hamrick, V-President	Date
	8-21-04
Gene Finn, Sec/Treas.	Date

Tri-County Point Property Owners Association, Inc.

October 25, 2003

Special Meeting of the Board

Meeting was called to order at 8:15 by William Winnie, President. Present John Hamrick, Vice-President, Gene Finn-Sec/Tres, Susan Jessup, Manager, Dawna Frankson, Asst. Manager, and the Association Attorney, Michael Gainer. Correspondence from Keith Casey requesting the individual Board members phone numbers and addresses was presented to the Board. The Board decided that all correspondence should be addressed to the Association office. Motion made by William Winnie and seconded by Gene Finn. The Board discussed purchasing a key making machine in the amount of \$571.00 and a replacement wheel cast in the amount of \$84.87 plus S/H to make facilities keys on site. Also discussed, buying six (6) regular pad locks instead of rekeying the locks we have. Purchasing new locks will be cheaper than rekeying the ones we now have. Motion made by John Hamrick, seconded by William Winnie. A "good faith payment plan" was discussed by the Board. A contract will be drawn up, upon signing this agreement, property owners must pay the current years maintenance and continue to make the monthly payment that had been agreed upon in the contract. This offer will apply to property owners with past due accounts (not in collection). This will be a "one time" offer. This will allow property owner access to the facilities; however should they default on the agreement this offer will be null and void and will never be offered to said property owner in the future. Motion made to approve offer by William Winnie, and seconded by Gene Finn. It was brought to the board's attention that Susan and Dawna will need a small area to store CCVFD paperwork and a computer to do book keeping. This will be done on personal time not during TRI-COPPOA business hours. It was agreed that Susan and Dawna could use a corner in the spare room located in the back of the trailer. Also the Board had previously agreed that TRI-COPPOA would donate a small piece of property (at the reserved area by the pool) to allow the Carancahua VFD to construct a building to house two of the Carancahua Community VFD brush truck and first responder Unit. Michael Gainer is to research non profit laws and Association Deed Restriction concerning donation to other non profit organizations. If Michael Gainers found that the property could be donate to the Carancahua Community VFD the Board agreed to do so. Motion made by Gene Finn, seconded by John Hamrick. The Board agreed the TRI-COPPOA will be closed Nov. 24-28, and December 26. Answering machine will reflect this information. Motion made by William Winnie, seconded by John Hamrick. The Board had a lengthy discussion about a special assessment and/or maintenance increase. The board decided that a \$20.00 special assessment fee will be voted on at the Special Property Owners meeting to defray cost of repairs from storm damage and final tractor payment. The increase in maintenance fees was tabled until the August meeting. Motion made by William Winnie, seconded by John Hamrick. A decision was made to research different insurance companies, with the possibility of canceling the current insurance (AIA insurance) due to the undisclosed change in the \$75,000.00 deductible for wind and hail damage. Motion made by William Winnie, seconded by John Hamrick

The board members discussed the Proposed First Amendment to the Restated By-Laws of Tri-County Point POA. A new Section 5 to be added to Article VIII for the purpose of a composite building site, subject to advanced approval of the committee. It will be up to the individual property owner to have a signed disclaimer from the appropriate utility companies permitting the release of easement before the Board will consider Tri-County's easement release. The association attorney Michael Gainer presented a draft copy of the amendment to the Board for review. William Winnie made a motion to accept the proposed amendment and John Hamrick seconded the motion. This will be voted on at the Special Meeting on January 10, 2004. The board discussed selling the lots in Section 8 due to the tax liability. Sonny Poole knows a developer interested in buying all unsold lots in Section 8 pending the vote on the composite building site. The Board agreed if the developer is interested Tri-County would sell these lots at \$50.00 per lot or 3 years maintenance fee's for each lot. The developer would have to sign a contract agreeing that these lots would remain a part of the Association and shall abide by the By-Laws and Covenants of TRI-COPPA. John Hamrick is to get in touch with Sonny Poole to find out if this developer is truly interested. If By-Law amendment passes, the developer will have 30 days to provide the Association with a letter of intent, if no active interest after thirty (30) days the Association will sell the lots in Section 8 in three phases.

A special meeting date was set for January 10, 2004 at 1:pm at the Carancahua Community Center to vote on a special assessment, by-law amendment to reflect composite building site, and donating a piece of property to the Carancahua fire dept.

William Winnie made a motion that the meeting be adjourned and John Hamrick seconded. Meeting closed at 1:00pm

William W. Winnie, III President 1-10-04
William W. Winnie, III, President Date

John Hamrick 1-10-04
John Hamrick, V-President Date

Gene Finn 1-10-04
Gene Finn, Sec\Tres Date