



Tri-County Point POA

Open Board Meeting Minutes

2/08/2022

Called to order at 6pm

Roll Call: Present; Clint Hammonds (President), Karen Gallaher (Treasurer)

Vacant: Vice President, Secretary, Director

In order to establish quorum & conduct business, agenda items 1 & 2 were voted on by remaining BOD.

Clint Hammonds made a motion to accept the resignation of Shelly Koether, Karen Gallaher 2nd that motion.

Clint Hammonds made a motion to appoint Tony Horton as Vice President, Karen Gallaher 2nd that motion.

After appointment of Vice President quorum was established.

3. Acceptance of January 8, 2022, Special Director's Meeting minutes. Motion to accept by Clint Hammonds, 2nd by Tony Horton, all in favor 3, opposed 0

4. Amend Management Certificate, removing Shelly Koether & adding Clint Hammonds. Motion to accept by Karen Gallaher, 2nd by Tony Horton, all in favor 3, opposed 0

5. Appointment of Secretary position, Karen nominated Laurie Hall, upon approval from her husband, Laurie accepted following agenda item 9. Motion to appoint Laurie Hall by Tony Horton, 2nd by Karen Gallaher, all in favor 3, opposed 0

6. Tri- County POA Budget. Motion to approve budget by Karen Gallaher, 2nd by Tony Horton, all in favor 3, opposed 0 Budget attached to these minutes & published on website.

7. Activity of Maintenance Committee headed by Mike Crosby: Section 8, Lady Fish & Bluefish repaired. Materials \$960, Contract Labor \$130, which was deducted from funds previously raised by Maintenance Committee. Mike Crosby reported that he volunteered 4 hours of his personal time & use of his equipment to patch said intersection. Clint Hammonds mentioned discussions to be had at a later time concerning possible payment for services.

8. Part time employment of POA Office staff. Motion to hire by Tony Horton, 2nd by Clint Hammonds, all in favor 3, opposed 0

9. Down payment of \$10,000.00 to IRS with monthly payment of \$1000.00 to follow until debt is paid in full. Motion to accept payment plan by Karen Gallaher, 2nd by Tony, all in favor 3, opposed 0

10. Allowing Beautification Committee of Boca Chica use of Community Center for Annual BBQ Cook-off. Motion to allow by Tony Horton, 2nd by Laurie Hall, all in favor 4, opposed 0

11. Allowing Beautification Committee of Boca Chica use of Community Center for quarterly community birthday parties. Motion to allow by Tony Horton, 2nd by Laurie Hall, all in favor 4, opposed 0

12. Discussed forming an Election Committee. Request for volunteers to be posted on the website.

Architectural Controls Committee Report: Approvals for the month of January are as follows, 3 culverts, 2 new builds, 2 permit extensions, 1 variance.

Maintenance Committee Report: Covered in agenda item 7

President Report: Meeting with forensic auditor on 2/9/2022 to get a quote on going back 2 years. Stated Karen may have more details on that & why there is a need. Karen Gallaher stated that By-laws require audits be done & that no evidence has been found showing one has been done in over 10 years. She also stated that 1099s & W-2s were not entered properly in QuickBooks which will likely result in further questioning from IRS. Making an audit necessary so that past mistakes from previous Board of Directors does not fall back on the current Board of Directors. Clint Hammonds reported that no word has been heard from Mr. Hill the water attorney concerning the sell of the water/sewer.

Vice President Report: Tony Horton stated he & Larry Benham had been riding around accessing the ongoing drainage issues within the subdivision.

Treasurers Report: Karen Gallaher stated that due to the lack of a budget reconciliation reports were posted on website. POA account balance is \$90,000.00. The only outstanding bills that the Board is currently aware of are IRS & TCEQ. All delinquent bills that the current BOD is aware of from the prior BOD have been paid, there were lots. Clint Hammonds stated that another IRS bill was received in the amount of \$17,000.00 & may result in another hearing. He also asked if the outstanding balance from NAPA Auto Parts had been paid. Karen confirmed it had. Karen then stated that there was a net income of \$38,000.00 this month instead of being in the red, reiterating that the majority of money going out is going towards delinquent debt left behind by prior Board of Directors. Reported Water/Sewer account currently had \$22,000.00 in funds.

Secretary Report: Nothing to report

Motion to adjourn 6:42pm by Clint Hammonds, 2nd by Tony Horton, all in favor 4, opposed 0

Clint Hammonds

President Clint Hammonds

Date

Resigned

3-16-22

Vice President Tony Horton

Date

Karen Gallaher

Treasurer Karen Gallaher

Date

Jamie Hall

4-4-2022

Secretary Laurie Hall

Date

Tri-County Point Property Owners Association

Budget Overview: Tri County POA - 2022 - FY22 P&L

January - December 2022

	TOTAL
Income	
COMMUNITY CENTER	800.00
PERMIT	
Building Permit	20,000.00
Total PERMIT	20,000.00
POA	
Deed Transfers	22,500.00
Dump Station	50.00
Merchant fee Income	5,000.00
Mowing	150,000.00
POA Assessments	300,000.00
Total POA	477,550.00
Total Income	\$498,150.00
GROSS PROFIT	\$498,150.00
Expenses	
Insurance	411.95
General Liability & Property Insurance	8,761.65
Total Insurance	9,173.60
Internal Revenue Service	80,000.00
Job Supplies	2,955.69
Legal & Professional Services	52,137.41
Office Supplies & Software	19,000.61
ARC Committee	2,500.00
Total Office Supplies & Software	21,500.61
Payroll Liabilities	2,347.01
POA Expenses	
Bank Charges & Fees	940.00
BOD	
BOD Insurance	10,000.00
Total BOD	10,000.00
CC Merchant Fees	1,560.34
Community Assets	2,702.87
Elections	2,000.00
fuel	448.53
Total POA Expenses	17,651.74
Postage & Delivery	3,305.39
Reimbursable Expenses	247.35
Repairs & Maintenance	23,238.68
Bathhouse	20,000.00
Equipment (Small)	2,500.00
POA Office	1,000.00
Pool Supplies	2,500.00

Tri-County Point Property Owners Association

Budget Overview: Tri County POA - 2022 - FY22 P&L

January - December 2022

	TOTAL
Road Maintenance	125,000.00
Tractor	15,000.00
Total Repairs & Maintenance	189,238.88
Reserve- Savings	9,876.67
Salaries & Wages	90,000.00
Taxes & Licenses	1,244.19
Utilities	1,603.56
Electric	8,930.41
Internet	864.58
PHONE	2,773.11
Water Bill Community Center	700.00
Water Bill POA	700.00
Water Bill Pool	3,000.00
Total Utilities	18,571.88
Total Expenses	\$498,150.00
NET OPERATING INCOME	\$0.00
NET INCOME	\$0.00

Signature: 
Karen Galtner (Apr 5, 2022 05:23 CDT)
 Email: treas@tricitypoa.com

Signature: 
Clint Hammonds (Apr 5, 2022 14:11 CDT)
 Email: pres@tricitypoa.com