



Tri-County Point POA

Special Board Meeting Minutes

June 26th, 2022

Called to order at 7:13pm

Roll Call: Clint Hammonds (President), Pete Robles (Vice President), Laurie Hall (Secretary), Karen Gallaher (Treasurer)

Vacant: Director

Quorum Established

1. Community update on POA business: President Clint Hammonds stated that POA attorney Michael Gainer will handle the closing on water/sewer. With closing being so close water & sewer install has been halted. Anyone who has paid for installs will receive a refund if it doesn't automatically transfer over with the sale. If that is the case the property owner would then need to go through Central States to acquire water & sewer service. Central States will provide an informational packet to property owners at some point. Still sorting out details.

Previous Operator Willie Griffith was released after it was determined that he had not been fulfilling the duties required by TCEQ. After suspicion that he was not on site as required a camera was placed at the Sewer Plant to monitor. Signed documents turned in to TCEQ conflicted with video surveillance, he stated being on site taking samples on dates that he was not, therefore falsifying government documents.

Staff turnover, the BOD previously gave a significant raise to Heather only to realize after a couple of months that she was not performing her duties, several installs had not been entered into billing system, she was not keeping up with the data entry that came along with that pay raise, among other issues. She was released. After which, the remaining office employee, Ronda requested a raise. The BOD didn't feel comfortable at this time committing to the hourly rate she was asking for considering all the looming debt (i.e. IRS, TCEQ fines, outstanding debt to Service Supply & other vendors) as well as the concern of repeating the same mistake made with Heather considering Ronda had only been employed for 2 & a half months. Once informed that the BOD wouldn't be able to provide her with that raise at this time, Ronda resigned. Our maintenance man turned in his keys 2 days prior stating the heat was getting to him (per office correspondence).

2. New Office Hours: Wednesday through Friday 8am to 4pm & every 1st & 3rd Saturday 8am to 12pm. Motioned by Secretary Laurie Hall, Second by Treasurer Karen Gallaher, all in favor, motion passed.
3. Approval to Post ads for employment: Motion made by President Clint Hammonds, Second by Secretary Laurie Hall, all in favor, motion passed.
4. Job Titles: Motion for Job titles to be Office Assistant & Grounds/Maintenance Worker. Motion by Secretary Laurie Hall, Second by President Clint Hammonds, all in favor, motion passed.
5. Job Descriptions: Motion to accept job descriptions emailed to all BOD made by Secretary Laurie Hall, Second by Pete Robles, all in favor, motion passed.

6. **Volunteer Policy Review & Approval: Tabled**
7. **Approval for Volunteer(s) Tabled**
8. **2007 White Chevy 2500 Duramax VIN 1GCHC29697E513175: Truck has been sitting there unused for months. Motion to sell by President Clint Hammonds Second by Treasurer Karen Gallaher, all in favor, motion passed.**
9. **Create & Appoint Trustee Position: Due to the requirements to elect the Director position after removal by membership, a temporary position of Trustee will be created until Annual Election in October to be filled by Tim Collins. Motion made by President Clint Hammonds, Second by Vice President Pete Robles, all in favor, motion passed.**

Standing Items

1. **Roads & Drainage: Mr. Koterak shared that in the past they had talked with the Previous owners of the Fish farm about working together on placing culverts to help with drainage. Commissioner Precinct 4 Dennis Karl had also mentioned a possibility that the county would add drainage under 477. BOD may need to get with new owners to see what can be worked out & get back in touch with the Commissioner to see what the county would be willing to do. President Clint Hammonds reported that the POAs Motor Grader had been delivered & that once we got some rain on the roads work would begin.**
2. **Architectural Controls Committee report: None**
3. **Appeals: None**

Questions & Concerns

1. **What is the water sale? Tri-County is selling the water sewer to an outside company, Central States.**
2. **What changes will we see after selling? Will bill go up? Bills will likely go up as they have been the same since the 80s, Central States should be providing everyone with packets to explain any other changes that may occur. This has been in the process for over two years & this BOD still doesn't know all the details but our attorney is handling it.**
3. **We paid for water & sewer connections but those haven't been installed yet & you stated install are halted. What happens now? If you have paid us for water sewer connects & those do not get installed, you will be reimbursed.**
4. **Are we still on boil water notice & why? Yes we are currently still under boil water notice. Due to inability to determine the safety of the water TCEQ required us to give notice. We were unable to determine the safety due to termination water operator for not performing his job as required by our TCEQ permit**
5. **Overgrown lots, what's being done? There is a process that must be followed in order for the POA to force mow. This process requires notices & time. The BOD is however working on sending out violations & has already seen progress made in Sec 3.**

Approved 12-10-2022