

**NOTICE OF SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION**

February 24, 2020 at 8:30 p.m.

Please be advised that the Board of Directors (the "Board") for Tri-County Point Property Owners Association (the "Association") intends to conduct a Special Board Meeting at 8:30 p.m. on February 24, 2020, at the Carancahua Community Center, CR 476, Palacios, Texas.

At the February 24, 2020 Board Meeting, the Board may discuss and/or take formal action concerning the following matters:

1. Authorize Karen Kobe, CPA, CFE, MBA, who is a lot owner in the Boca Chica Subdivision and a certified CPA and a certified fraud examiner, to examine and review the financial and administrative history records for the Association, including any and all documents needed to provide a complete and accurate assessment of the Association's financial condition and tax liability status.
2. Authorize Karen Kobe, CPA, CFE, MBA to do a review of the Association records in order to examine transactions in order to review for possible errors, irregularities, or illegal acts, including fraud or defalcations, if they exist.
3. Authorize the reimbursement of any actual expenses incurred by Karen Kobe in performing the review, such as fees for copies of financial records from a financial institution.
4. Authorize Mark Porter to sign the Letter Agreement with Karen Kobe.

Please note that this meeting is for the sole purpose of engaging the services of Karen Kobe and that the Directors will not be discussing the details of any such financial examinations at this meeting.

All meetings of the Association's Board of Directors are open to members of the Association subject to the right of the Board to adjourn the Board Meeting and reconvene in closed executive session to consider actions involving: (1) personnel; (2) pending or threatened litigation; (3) contract negotiations; (4) enforcement actions; (5) confidential communications with the Association's attorney; (6) matters involving the invasion of privacy of individual owners; and/or (7) matters that are to remain confidential by request of the affect parties and agreement of the Board.

Dated: February 20, 2020
Mark Porter, President
Tri-County Point Property Owners Association



Tri-County Point POA

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

Board of Directors

Minutes from June 29, 2020

1. CALL TO ORDER

President Mark Porter called the meeting to order at 7:02 pm held via conference call.

2. ROLL CALL

A. Board Members

Mark Porter, President

Dale Porter, Vice President

Cindy Morrison, Secretary

Johanna Maertz, Director

3. Open Forum

1. Utility Sale update, Central State has signed but it will be 12-18 months before sale will be complete. Board plans to continue upkeep and keep things going as best as possible until the sale is complete. Board is hopeful that the sale of the water will help get POA out of debt and able to move forward on improving the community. Cindy has been working with contractors to improve piping and drainage issues in the community.

2. CSI inspections regarding lead were discussed, those were not done properly in the past, but we will attempt to get these reports done on all new builds and previously built homes.

3. Board discussed TCEQ fine of 27 thousand dollars, and are working with the attorney to file an inability to pay, will give update at a later date.

4. New Tractor for POA maintenance: Old tractor which was previously used for shredding the community is in need of an overhaul, will cost too much money to repair. Board proposed the purchase of a new 55 horsepower Mahindra Tractor with accessories to shred, and maintain roads in the community. Mahindra had the best deal and comes with a 7 year warranty will have a 72 month lease at 798/ monthly.

Board voted on tractor, all in favor of tractor, vote was unanimous.

5. Board voted on the purchase of a new access system for gates and piers in the community. Still getting bids and looking for the best system for use around salt water. Looking into an RFID system. Previous board had stated they had purchased system and gates previously, but nothing has been located as of yet.

Board voted, all in favor of new RFID system, vote was unanimous and passed for future purchase.

6. Discussed looking into a grant program like Kaboom, etc. to update and improve the community playground.

Board voted on Kaboom grant, all in favor, vote was unanimous.

7. Board voted on moving Cynthia Morrison to the vacated Treasurer position which was previously held by Karen Gallaher, and to put Dennis Jerkins in the vacant position of Secretary which was held by Cynthia Morrison.

Board voted unanimously. Cynthia Morrison is now Treasurer, and Dennis Jerkins, Secretary. Elections will be held later this year around October or November, for Vice President, and Secretary positions.

8. Open Questions were held, property owner voiced concern over sex offenders living in the community, and wanted signs put in the yards of said people, property owner was advised the POA cannot do that and that a Texas Judge would have to order that. Board also addressed concerns over unpermitted work and violations on properties around the community. The POA is currently working on violations and cleaning up the community. A property owner voiced concerns regarding dogs not on leashes, Jackson county has no leash law, we ask that our property owners have their dogs on leashes, but unfortunately we have no way to enforce this.

Motion to end at 8:53 p.m.

Summary of Votes

New Mahindra Tractor- All in favor

Kaboom grant for new playground- All in favor

Cynthia Morrison to Treasurer- All in favor

Dennis Jerkins to Secretary- All in favor

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Secretary of the POA.

Dennis R. Perkins

Tri County POA Board

8/25/2020

To all board members,

I am immediately resigning my position on the POA board.

I have thought long and hard about this but feel it is the best for me, my family, and my business. Too much of a conflict of interest with my very small real estate business.

It is sad that this is such a thankless position. I feel many people don't understand that we do this on our own time and with no pay. We do it because we care about our community and want to make it better for everyone. We start communication early in the mornings and have meetings late into the night. It seems that even though we try hard to do our best, it is just never good enough. We are trying to move forward from a big mess that we did not create but inherited.

I love the community and hope it can thrive!!!

Good luck and God bless.

 8-25-20

Johnna Maertz, Tri County Point POA Board of Directors Position 5

Print Cancel

From: Mark Porter <countryboyinc@att.net>
To: Tri-County POA Office <office@tricountypoa.com>, Sandra Witte <sandra.witte@portlavacalaw.com>
Received-On: Today 8:24 AM
Subject: Letter of Resignation
More...

Please Accept this as my official letter of resignation.

Courtney,

Please send Sandy a full report of all account balances and P&L reports as of today as a part of due diligence for my exit. As of today, August 26th, I am no longer responsible for any operations of Tri-County Point POA. Please remove my name from all bank accounts, filings with the Secretary of State or any other paperwork connecting my name with Tri-County Point POA within the next 14 business days.

I was appointed to the Position of President of The Tri-County Point POA Board after the Annual Members Meeting last year. I accepted the position because like many other community members, I was concerned about the direction of the POA. Prior to my position on the board, My wife and I made many financial donations to the POA simply because we wanted to help however we could to be a part of building a better community. That is the same reason I joined the board. I am a full time resident of the community and I wanted to see our Community prosper into a Community that we could all be proud to call home. After being appointed to the position of President, we began to discover many legal problems facing the POA that was never disclosed to us before, as members. We discovered that there was no insurance on any of the POA properties, no board of directors insurance, TCEQ fines, taxes not filed or paid over the past six years, deteriorating water and sewer infrastructure and more. The new board has been working tirelessly to establish an offensive strategy to take on all the major issues facing the POA. We worked to establish a purchase agreement for the water and sewer system with Central States Water in the amount of \$180,000. We were informed at the signing that it could take the Texas Public Utility Commission as long as 18 months to approve that sale. We then started working with the IRS on back tax issues. Because of the severity of the tax issues facing the POA, that has become a long drawn out process and will continue to be for some time until it is resolved. When I was appointed to the position of President, my term on the board was automatically a three year term. Since I was appointed to the position, I think that it is only right to put my position as President up for election at the upcoming member meeting in October. The members deserve to vote on who they want their President to be, not just accept one that was appointed. So therefore, I am resigning from my position effective immediately so that the position can be voted on by members in October. For members that have never held a position of the POA board, I encourage you to please put your name on the ballot for October. The POA needs new faces and ideas to move this Community forward. We need people to fill the positions that actually have the skills, knowledge, and experience to successfully carry out the duties of each board position. Once you vote for the candidates that you feel are most qualified, I ask you to please join together as a Community and give those new board members your full support. Because, people who are truly qualified and truly care about the Community will not stick around without the full support of the Community. So I ask that we join together as a Community to attempt to solve the problems we face together and move this Community forward.

Thank You

Mark Porter

NON-DISCRIMINATION POLICY: Globecom Media and its' station(s) do not discriminate in advertising contracts on the basis of race or ethnicity. Any provisions in any order or agreement for advertising that purports to discriminate on the basis of race or ethnicity, even if handwritten, typed, or otherwise made a part of a particular contract, is hereby rejected.

Special Meeting 8/30/2020

Cindy: Call meeting to order

This is not an open meeting and was called as a courtesy to POA members, and to insure transparency.

The POA has received resignations from the President, Mark Porter, the director Johnna Maertz, and Vice President Dale Porter.

Under the authority granted in article IV, Section 4 of the POA Bylaws and under Texas law, the remaining board members will fill the vacancies created by the resignations.

We are appointing Mike Crosby to serve out the remainder of Dale Porters term. **Dennis** will second this.

Cindy resigns as treasurer.

Dennis: Appoints Cindy to serve out the remainder of Mark Porters term. Seconded by **Mike**.

You resign as ~~director~~

*of
Secretary*

Mike: Appoint Dennis to Director. Seconded by **Cindy**.

Cindy: Appoints Karen Schilhab to Treasurer.

Seconded by **Mike**.

Appoints Matthew Riehs to fill the remainder of the Secretary term.

Appointments are effective immediately.

As for the state of the POA prior to this year, we are continuing to work with TCEQ, an IRS caseworker, attorney, bookkeeper, and an investigative accountant. We will have further information and update at our next open meeting scheduled for Saturday, September 12th, 2020 at 1:00pm.



Tri-County Point POA

Meeting Minutes

Saturday, September 19, 2020

1:00 PM

President opened the meeting

Pledge

Introduce Board Members

TCEQ fines discussed-\$59,000

Brought new operator in, Willie Griffith, replaced Joe.

Applied for hardship for TCEQ.

Individual Property owners not directly liable for fines the responsibility falls to the POA.

IRS – Working on gathering information to submit on 941's, taxes due, Texas Workforce Commission.

On Monday, Texas Workforce Commission contacted the office about an audit.

Caseworkers at IRS.

Caseworkers at TCEQ.

New operator is working diligently to address past issues and fines.

Provided information to members on the table.

Roads- bringing in maintainer and roller.



Tri-County Point POA

Stated mowing in Section 4 the ditches.

Mechanical issues with tractor are being addressed.

Getting a new diesel tank.

Working with Trust Waste Solutions to get two roll offs every 6 months.

Boat ramp needs work.

Pier needs work, bracing and handrail.

Bringing Committee back

Mowing fee going up to \$125.

Voted on and approved

Call if you have lot next to your property so it can be made priority.

Transfer fees for deed is changing from \$100 to \$300.

Community Center \$150/ day for a party.

Nonmembers \$100.00 deposit

Members \$0 deposit

Water

Exploring options to get out of contract with

Losing money on tax fees

Water

Sewer



Tri-County Point POA

Pay Upfront

If you are not getting emails, please contact Courtney.

We will be sending out notices for the election.

4 weeks we will have a notary. We are bringing someone in to advise Courtney on lien writing.

Courtney, will be added to bank account since she is new active office manager.

We have provided copies of what employees make.

Open to Questions

TCEQ is the \$59k a new fine?

Board answered, yes

\$27k

Income taxes

Payroll taxes – fine surcharges for each quarter

Board Response- Those are legal questions, we will take those under advisement. New fine was issued a couple of weeks ago.

Community Center bringing in revenue

Thank you for bringing water and sewer back

They've dealt with crooked POA's, no attorneys



Tri-County Point POA

We will only be billing people for the lots that the POA has mowed and taking before and after pictures

What will be done about the grass that is grown up around RVs that aren't being kept up with?

Board Response- We will get back to you with an answer and provide the information online.

How will violations be handled?

Board Response -Please call office, Courtney is working on violations.

Will auto pay be available for water and sewer?

Board Response- The board will look into it.

Meeting Adjourned at 1:54PM

Signature: _____



Tri-County Point POA

Tri-County POA residents,

The Board of Directors has cancelled the Annual Meeting and Elections due to unopposed candidates,

Currently the Board of Directors is welcoming,

- **Brent Rozner** as the Secretary,
- **Matt Riehs** as the Vice President
- **George Guerro** as Director.

As we work to transition all the positions and work with the Internal Revenue Service, TCEQ and Texas Workforce on all the past issues we ask to please work with us.

The future of the Tri-County POA is looking bright and we are excited.

Thank You Tri-County Board of Directors and Staff,

Cindy Morrison, President

**NOTICE OF CANCELLATION OF
ANNUAL MEETING/ ELECTIONS ON OCTOBER 17, 2020 AT 11:00 A.M.**

Tri County Point Property Owners' Association, Inc. hereby cancels its annual meeting and elections to be held on October 17, 2020 at 11:00 a.m.

All candidates have been certified as unopposed and are hereby deemed elected; therefore, there is no need for the annual meeting for the election of new Board Members on the Board of Directors.

A copy of this Order was posted on the __14th__ day of October, 2020 in accordance with the bylaws of the Tri County Point Property Owners' Association, Inc.



President of Tri County Point Property
Owners' Association, Inc.

Board Members

Cynthia Morrison, President

Matt Riehs, Vice President

Karen Schilhab, Treasurer

George Guerrero, Director

Brent Rozner, Secretary

September 15, 2020

To whom it may concern of the Tri-County POA I elect to announce my Candidacy

Name:

Matt Riehs

Edna, TX 77957

Contact Information:

Position running for:

Vice President

Biography:

Recently appointed Secretary of the Tri-County POA

President of Double R Fencing and Developers, Inc.

President of JR Assets LLC

Managing member of Riehs Brothers LP

Managing member of RBros LP

Managing member of Partners Capital LLC

President and owner of Riehs Cattle Company

I recently purchased a house in the Tri-County POA locale. I have bought and sold lots in the area over the last 4 to 5 years in which I still own a couple and plan to purchase more. I have 10+ years management and start-up experience in both the construction industry and real estate industry. I have owned and operated eight companies to date. I currently own, manage and oversee six companies. I have been a part of and overseen the buy out of competitors and the restructuring of companies, including but not limited to debt service, capital raising, and management teams. I have held the following positions, President, Vice President, CEO, CEFO, COO, Construction Manager, Project Manager, SuperIntendent, Quality Control Specialist, Consultant, Estimator, and at times multiple positions at once within several

companies at the same time. Our construction company was named Best of The Best in Jackson County this year, runner up in Victoria County this year, additionally we were nominated in Calhoun County which the results are not in to date.

I have bought and sold real estate actively over the last 8 years. I am currently involved in two developments and have 3 other properties under contract for which we plan to develop and sell into lots. I have drafted HOA's, negotiated contracts, determined the potential value in land, provided preliminary engineering, cash flow analysis, financial summary's, construction schedules, and developed the properties into attractive homesites that fit the particular market at an outstanding rate of return.

Mission Statement:

I believe in the attraction and the overall affordability of the Tri-County POA locale. I think it is a great place to live and enjoy the aesthetics that God has provided. I see the potential and think that my extensive business, management, financial and real estate experience has a lot to provide to both the community and the POA. I come eager to provide solutions to the issues I see with the water and sewer, road management and upkeep, oversight and transparency, accountability, members liability, and overall direction and improvement of the area, not at the expense of members. If elected I plan to set up committees based on volunteers to both help and direct the efforts of the board. My son Rhett, caught his first fish at the boat ramp and I look forward to working in earnest to provide cost effective solutions that preserve and ensure the sustainability of the community we all share.

Thank you,

Matt Riehs

September 14, 2020

To whom it may concern of the Tri-County POA I elect to announce my Candidacy

Name:

Brent Rozner

Edna, TX 77957

Contact Information:

Position running for:

Secretary

Biography:

Owner/ Operator of BAHD, guide service that specializes in white tail deer hunts, hog hunts with dogs, hog hunts with thermal, and helicopter hunts.

Vice President/ Partner of Double R Developers

Managing member/ Partner of JR Assets LLC

Managing member of RBros LP

Managing member of Partners Capital LLC

Owner of lots in Boca Chica. Previously, I have bought and sold lots in the Tri-County POA District. I run day to day operations for Double R Developers, manage all affairs for BAHD, I've played an integral part in the start up, capital raise and management of both Partners Capital LLC and RBros LP. My expertise is in overseeing development projects, including installing culverts, house pads, driveways, fences, metal buildings, designing drainage routes and making sure the right personnel are in place to provide an excellent service on schedule and under budget. I have an interest in seeing the community do well, I plan to build in the area soon, I love the family friendly environment and hope to be an asset in improving conditions for all members.

Mission Statement:

I see myself as a long term resident of the Tri-County POA. I can see my sons fishing from the pier, swimming at the pool and enjoying the freedom of traveling on a golf cart in a safe and well managed community. I see a lot of room for improvement on the boat ramp, parking, roads, water issues, and lack of maintenance on unattended lots. I have the leadership and expertise to lend to the board/ community to make changes going forward with the POA. I have both ideas and resources to offer to the area which we all value. I look forward to representing the members and community of the POA if granted the opportunity.

Thank you,

Brent Rozner

George Guerrero

09/14/2020

Palacios,Tx.77465

My name is George Guerrero I am a retired contractor/project manager. Mary and I have lived in Boca Chica for 13 months. We really like it here and would really like to help out in any way we can. Therefore I am adding my name to the ballot and will run for the director's position.

I was born in San Antonio, Texas. Attended McCollum High School, with a GED in Springfield, Illinois.

I am retired from construction (48 yrs.)

Carpenters union.....10 yrs.

Sub-contracted.....23 yrs.

General contracting business.....9 yrs. (closed due to illness)

Project Manager (several companies).....6 yrs.

Although never having worked for a POA or HOA, I have worked with small and large groups of people.

As a business owner I was involved in construction of schools, large well known grocery chains, doctors Offices and other commercial work. So working with people was an everyday thing in my business.

As a project manager I did mostly military construction, I had to pass a back ground check so I could Work on the bases. I was the go between my company and the government, which Included military officer's and non-com's. I received a Quality Control Certificate from the Corp.of Engineers to be able To inspect projects.

Vision Statement: I believe my experience in dealing with schedules, budgets, and working with People on all levels and able to get along with all of them is a strong attribute.

My priorities for the community are as follows:

1. Resolve water and sewer issue
2. Take care of the roads
3. Mowing the lots that seem abandoned
4. Removing junk cars, r v's , lawn mowers etc.

George Guerrero Cont.....

09/14/2020

My feelings on the issues are that all things can be fixed in time. With cooperation and understanding from all of the members. It seems that we have a money issue. Are we collecting from permit fees, POA dues, fines for trashy lots.

I personally have a big investment here as so does everyone else. So why can't we fix this thing. If this community goes down we all go down.

Thank You,

George Guerrero



Tri-County Point POA

Meeting Minutes

Saturday, December 5, 2020.

1:00 PM

Roll Call

President Cindy Morrison

Vice President Matt Riehs

Director George Guerrero

Treasurer Karen Schlihab

Secretary Brent Rozner

Texas Workforce Commission Update

-POA is in good standing with Texas Workforce Commission and does not owe anything for 2019

TCEQ

-Issued a new representative.

-TCEQ is reviewing paperwork and reviewing POA's possible inability to pay.

-Due to Covid assessment/review could take up to a year.

-Operator is diligently working on fixing issues. I.E, Sewer Systems, pumps, sewer treatment plant.

IRS

- Bookkeeper has mailed 940's and 941's for 2014, 2015, and 2016.

Shredding and update on Tractor

- Tractor injection pump went out but has been repaired.
- Shredding was at a standstill, but will continue week of 12/7.

Future Projects- Roads

- Brent is working on getting bids for roads in sections 3 and 8.
- Will be working closely with contractors and reviewing each bid and the amount of work.

Billing

- Has been moved back to the office
- Heather will be over water and sewage billing
- By moving billing back to office POA will be saving an average of \$3000-\$4000/ year.
- Working on getting sewage and piping fixed.

Financials

- Matt and Cindy have been reviewing books and updating balance sheets.
- Remaining solvent is not an issue.
- Monies will be managed better to make the POA a better place.

Water and Sewage

- Will remain in house, it is a major source of income for Tri-County.

Deed Restrictions

-Working on deed restrictions and violations.

-Every Tuesday and Thursday Courtney and Heather will be going out and looking for violations.

Vote was made to assess fees on lot 5-084 for multiple violations

All board members voted in favor.

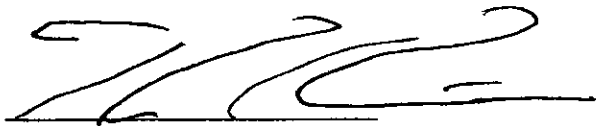
*After two violation notices or sixty days of initial violation notice, there will be a fee of \$25/day up to 15 days. Thereafter further legal action may be taken.

-Property owner may request meeting with the board to voice concerns and get issues resolved within the first 10 days.

Floor opened to property owners for questions.

Meeting adjourned at 2:00

Secretary:



17505

Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)

(Rev. February 2004)

Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #5 Lien Unit Phone: (800) 913-6050	Serial Number 417384820	For Optional Use by Recording
--	----------------------------	-------------------------------

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer TRI-COUNTY POINT PROPERTY OWNERS
ASSOCIATION DBA BOCA CHICA DEVELOPMENT
a Corporation

Residence 14 COUNTY ROAD 480
PALACIOS, TX 77465-1642

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

2020-03129 B: CR V: 617 P: 402 FTL
 10/29/2020 10:58 AM Total Pages: 2 Fee: 25.00
 Katherine R. Brooks - Jackson County, TX

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
6721	12/31/2015	XX-XXX8172	09/17/2018	10/17/2028	4144.12
941	03/31/2015	XX-XXX8172	01/04/2016	02/03/2026	182.62
941	03/31/2018	XX-XXX8172	09/16/2019	10/16/2029	3001.05
941	06/30/2018	XX-XXX8172	09/16/2019	10/16/2029	3455.48
941	09/30/2018	XX-XXX8172	09/16/2019	10/16/2029	6199.73
941	12/31/2018	XX-XXX8172	09/23/2019	10/23/2029	6785.12
941	06/30/2019	XX-XXX8172	10/07/2019	11/06/2029	756.26
941	09/30/2019	XX-XXX8172	12/16/2019	01/15/2030	48.86
941	12/31/2019	XX-XXX8172	03/23/2020	04/22/2030	1039.33
Place of Filing					
JACKSON COUNTY EDNA, TX 77957					Total \$ 25612.57

This notice was prepared and signed at NASHVILLE, TN, on this,

the 08th day of October, 2020.

Signature <i>Kevin Dean Conroy</i> for GRACE A DUPLESSIS	Title REVENUE OFFICER (361) 903-1968	25-08-1717
--	--	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

FILED and RECORDED

Instrument Number: 2020-03129 B: OR V: 617 P: 402

Filing and Recording Date: 10/20/2020 10:58:39 AM Recording Fee: 26.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



A handwritten signature in black ink, appearing to read "KR Brooks", is written over a horizontal line.

Katherine R. Brooks, County Clerk
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.