

January 6, 1990

A meeting was called of the residents of Boca Chica to discuss the water and sewer, which has caused concern for the property owners that are hooked up. It was decided that Mason Harrell would gather information about the utility system of Boca Chica. It was also decided an attorney would be consulted about a possible breach of contract because the roads have not been completed nor has any maintenance been done in a year.

It was decided this meeting would be known as the Boca Chica Ad Hoc Meeting and those present would be the Ad Hoc Committee. Those attending were: Charles Rowe, Harry Prestegard, Bill Reilly, Jo Reilly, Mason Harrell, Ambrose Wooley, Jackie Wooley, Susan Jessup, Danny Jessup, Rosalee Crume, Roy Carpenter and Elaine Carpenter.

It was decided to get in touch with as many property owners as we have addresses for and let them know about the next meeting to be held on Saturday, January 20, 1990 at the Carancahua Community Hall at 7:00 pm.

Elaine Carpenter, Recording Secretary

Jo Reilly for secretary

January 20, 1990

The meeting was called to order by acting chairman Mason Harrell who, introduced Jo Reilly to tell us why we were meeting and what had been done since the Ad Hoc Meeting on January 6, 1990. Mrs Reilly told us that she and Mason Harrell and Charles Miller met with an attorney, Ben Wallis in San Antonio on January 8, 1990 to see what steps had to be taken to protect the interests of property owners at Boca Chica. The attorney advised that we could do nothing until we had formed a property owners association and incorporate as a not for profit corporation and that the name should not be Boca Chica Property Owners because of pending bankruptcy of Boca Chica Development Company, Tri County Point Property Owners Association was chosen to be approved by the members. Mr. Wallis drew up Articles of Incorporation according to the rules specified in the covenants of the contract of sale of property. Because money will be needed to operate, postage for mailings to all property owners, list of property owners from the tax appraisal office, filing fees with the secretary of state for incorporation, and any legal fees encountered, it was advised to request a voluntary \$100 assessment for charter membership.

A telephone committee was chosen: Houston--Harry and Brenda Prestegard; Austin--Leroy and Mildred Creel; Bay City--James Adams; San Antonio--Norman and Herietta Jones; Corpus Christi--Alice Messinger; El Campo, Richmond, Rosenberg--Dorothy Gangl; Bastrop County, Fayettee County, Colorado County, Lee County--Jo Reilly; Edna, Palacios--Susan Jessup.

Four hundred and eight members needed to be present to have a quorum according to rules in the covenants any business that took place will have to be ratified at the next meeting to be held on February 24, 1990 at the Carancahua Community Center at 7:00 pm.

Those in attendance: Mr & Mrs Harry Prestegard, Mr & Mrs J J Kimble, Mr & Mrs James Adams, Mr and Mrs Leroy Creel, Mr & Mrs Mason Harrell, Mr & Mrs Edwin Gangl, Mr & Mrs William Reilly, Mr & Mrs A R Wooley, Mr & Mrs Norman Jones, Mr & Mrs Jerry Messinger, Mr & Mrs Danny Jessup, Mrs Carl Crume, Mr & Mrs Marion Mc Grew, Mr & Mrs Herbert Leist.

The articles of incorporation will be filed with the Secretary of State on January 22, 1990 with Corporation officers as follows:
Jo Reilly, Chairman
A R Wooley, Treasurer
Susan Jessup
William Reilly, Agent.

Jo Reilly, Board Chairman for
Elaine Carpenter, Recording secretary

February 24, 1990

The meeting was called to order by Jo Reilly, acting chairman. Mason Harrell made a motion to form a property owners association in accordance with the covenants in the declaration in each purchase contract, except to name it Tri County Point Property Owners Association, Inc. instead of Boca Chica Property Owners Association, Inc. so as not to be confused with Boca Chica Development Company because of their bankruptcy proceedings. Also to elect the board of directors; Jo Reilly, Chairman, A.R. Wooley, Susan Jessup and William Reilly, Agent, second by J.L. Creel, a discussion of 20 minutes followed with James Adams calling the question, motion passed unanimously. The board appoints the following officers: William Reilly, President; Dorothy Gangl, Vice President; Elaine Carpenter, Secretary; A. R. Wooley, Treasurer.

Mrs Reilly then introduced Attorney Ben Wallis who talked to us about the importance of having the property owners association and he would check and see what we can do to protect our interests. He will be checking on B C Water, Inc with Victoria Savings and see what we will need to do take over operation of water sewer to make sure we do not have interruption of service, Mr. Wallis warned that we should not get behind in our payments or maintenance fees, as this could cause foreclosure or a lein to be placed on our property. He also said to pay all payments to Victoria Saving until instructed otherwise.

Motion made by Danny Jessup and second by Norman Jones to charge the Chairman of the Board of Directors, Jo Reilly to contact Victoria Savings and let them know about the formation of the property owners association and to open negotiations to seek resolutions to any matters affecting property owners. Motion passed unanimously.

Members voting by proxy or in attendance:

MORE THAN ONE VOTE

NAME	# VOTES
DAUL FOLLIS	2
JOVAN EVANS	3
RONALD RICHARDS	2
ROBERT SPEILMAN	2
CHARLES MILLER	2
WELDON WELCH	2
LEROY WHITE	2
JERRY HUTCHINS	2
PHYLLIS RICHARDS	4

NAME	# VOTES
RICHARD DUTY	2
THOMAS LAFOSSE	2
HERMAN BURNET	3
MARVIN HARRIS	2
MARION RICHARD	2
ERNEST SANCHEZ	2
RONALD BRYANT	2
NORMAN JONES	2
BENNIE JARRELL	2
DENNIS ONDRUSEK	2
MARGARET WHITE	2
LAWRENCE HALBROOK	2
WALTER KIESCHNIK	2
ROSARION LEWANKOWSKI	2
DAVE GILLIAM	2
GEORGE L JOHNSON	4
DANIEL OWARZARZAK	2
BEN SCHRAMM	2
EDDIE ROBINSON	2
WILLIAM MAHONEY	2
J J KIMBLE	2
CHARLES MERNITZ	2
R M MORRISON	4
HENRY GADOURY	2
LIONEL MORIN	2
JAMES WICKER	2
KENNETH BELCHER	2
CAROL PROPHET	2
HARRY WHIPPLE	2
BARRY BOWDEN	2
ERASMO CHAVEZ	2
ELMER COWARD	2
ALBERT REDDELL	2
JAMES V RAIMONDI	3
DOMINGO SAENZ	2
CHARLES MC ELFRISH	2
FELIX PAMAREJO	2
LEM COX	2
HENRY STANCIK	2
CHARLES SAGRAY	2

109 multiple votes

1 VOTE

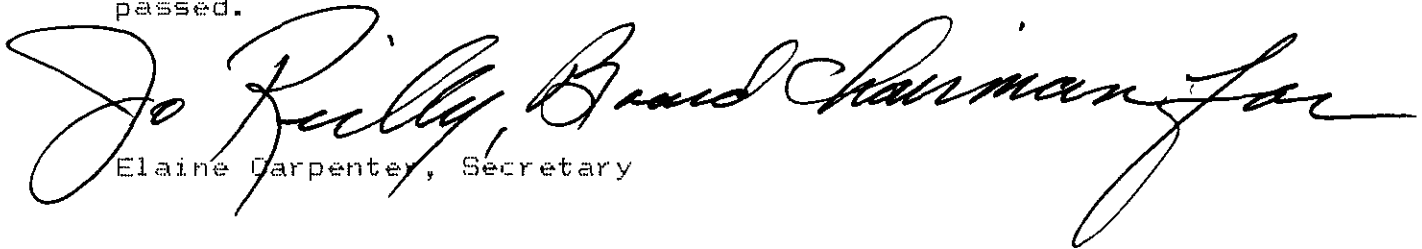
1. JAMES W ADAMS
2. J L CREEL
3. EDWIN GANGLE
4. MASON D HARRELL
5. H W LEIST
6. MARION MCGREW
7. WILLIAM REILLY
8. CORDELL ARNOLD
9. OCTAVIO GAMEZ
10. LYNN LICCESE
11. CHARLES ROWE
12. MORRIS TILL
13. SHERMAN LEGG
14. HARRY PRESTEGARD
15. JESUS FLORES
16. CECIL BYRD
17. DORSEY FARLEY
18. DANIEL SCHNARR
19. EDWIN ARTHUR
20. DANIEL SANCHEZ
21. ROBERT DIMAMBRO
22. CHARLES STUKAS
23. ROBERT MORGAN
24. DAVID EMMEL
25. WESLEY FOJTIK
26. RONNIE MULLEN
27. JOHN IMHOFF
28. CHARLES BUNDICK JR
29. WILLIAM PARKINSON
30. MARVIN SMITH
31. BOB DAPRON
32. GLORIA DUNCAN
33. T J OLIVER
34. ROY BOTHE
35. MORRIS GARTH
36. LOUIS JUREK
37. LEROY PFULLMAN
38. ROBERT HARVEY
39. T C GREEN
40. OTTO HARDT
41. BILLY ADAMS
42. BACILIO CANTU
43. O L CAVNESS
44. ESTEPNA HATANANE
45. ERNIE NOVOSAD
46. ROY CARPENTER
47. PABLO PAEZ
48. W M FAIDLEY
49. RAMIRO TREVINO
50. EUGENE VICKERS
51. WILLIAM WINNIE
52. TOMMIE POTTS
53. GILBERT VALDEZ
54. EMIL JURANEK
55. MANLEY HUGHES
56. JASPER CULLOS
57. KERMIT THIELE
58. EUGENE SEALE
59. ROSALIO MARTINEZ
60. JOSE REYES
61. HARVEY NEWBERRY
62. R N ALBERT
63. ELVIN MC CREA
64. L W FELDBOUSEN
65. C E HUGHES
66. LARRY NELSON
67. R L WOODCOCK
68. ORBY LEDBETTER
69. K P WELLS
70. ROYCE ROBERTSON
71. CHARLES FOSSELMAN
72. JOE T SCHINDLER
73. ERVIN SCHLEY
74. JIMMY LEIGH
75. HOWARD ELLIS
76. MACK CAFFEY
77. TONY T GABRISO
78. TONY GRAF
79. JIMMIE HUBENAK
80. JAMES KIMMEL
81. JOE HAMMER
82. RAYMOND GUADIRNO
83. JAMES PALERMINI
84. THOMAS GLASCOCK
85. REINALDO LUCIO
86. FRMONT JOHNSON
87. TERRY LEE
88. DEAN CLARK
89. WILLIAM CLAYTON
90. MARY BUFORD
91. CATHY GRIFFIN
92. ROBERT JANDT
93. HUGH TALBOT
94. JUAN CAMARILLO
95. RONNIE MULLE
96. DANNY JESSUP
97. JERRY MESSINGER
98. CARL CRUME

- 99. OSCAR HRNCIR
 - 100. GRADY TYE
 - 101. CHRIS DAWSON
 - 102. RICHARD LINDELL
 - 103. GARY MCGURK
 - 104. HERBERT KARNAU
 - 105. DAVID FRAZIER
 - 106. FRANK DEES
 - 107. A W MC COLLUM
 - 108. PATRICK JAEGER
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108 SINGLE VOTES
109 MULTIPLE VOTES

217 VOTES PROXY AND ATTENDING

Motion made by Rosalee Crume to adjourn until the next meeting to be held on April 28, 1990 at 2:00 pm at the Carancahua Community Center everyone is to bring a picnic lunch, motion passed.


Elaine Carpenter, Secretary

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

MINUTES OF 4/28/90 GENERAL MEETING

The TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION meeting was called to order by the President, Bill Reilly. Minutes from the three previous meetings were read, the first being 1/6/90, J.J. Kimble made the motion that the minutes be approved as read, second by Joe Schindler. The minutes of the 1/20/90 meeting were read and Mr. Clayton made the motion to accept the minutes as read, second by Leroy Creel. The minutes of 2/24/90 meeting were read and Mr. Winnie made a motion to accept the minutes as read and the second was by Marjorie Robertson. All three motions carried unanimously. Mr. Winnie made a motion to include in the minutes the fact that the minutes from the previous three meetings were approved unanimously, second Mrs. Crume. The motion carried.

Ambrose Wooley gave the treasurers report, and it was approved as read.

A report was given by Jo Reilly on progress of legal matters. Mr. Reilly asked for a motion to retain Ben Wallis as our attorney, and ask him to intervene in our behalf in U.S. Federal District Court. Mr. Winnie made the motion and a second was made by Mr. Emmel, motion carried.

Mr. Bob Harvey made a motion to buy a megaphone, second by Mason Harrell, motion carried.

Mr. Carl Crume made a motion to adjourn until our next meeting on July 28, 1990 at 2:00 pm at the Carancahua Center, a second by Raymond Geradiano.

160 were in attendance with 65 proxy votes received.


Secretary

MINUTES OF JULY 28, 1990

MEETING OF

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

The Tri-County Point Property Owners Association meeting was called to order by the President, Bill Reilly. The minutes were read of the last meeting April 28, 1990 by the Secretary, motion made by Bill Winnie and a second by Roy Carpenter to accept the minutes as read, motion carried. A.R. Wooley gave the treasurers report.

An update on legal matters was given by Jo Reilly. The lease with the General Land Office for the fishing pier, boat dock, and canal has been paid and it is now in the property owners name. We still do not know if we have standing in the federal court but no notification has been given that our intervention has been thrown out and this is a good sign.

The president entertained a motion to suspend the rules and form a committee of the whole to discuss the by-laws, motion made by Jasper Cuellar and second by Bill Winnie motion carried unanimously.

The rules were invoked by the president and Bill Winnie made a motion to adopt the by-laws with two minor corrections, second by Ken Holladay motion carried.

The date of the next meeting will be announced in the next newsletter.

Motion to adjourn was made by Howard Ellis, second Bill Winnie.

Jo Reilly, Chairman of Board for
Elaine Carpenter, Secretary

AUGUST 23, 1990

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

The board of directors meeting of the Tri-County Point Property Owners Association was called to order by the President, William Reilly. The purpose of this meeting was to consider the feasibility of joining the Community Associations Institute, the reasons for joining this organization is to network with other organizations like ours, the advantage of publications available to membership about property ownership association, and management. Motion made by Jo reilly to join, second by Rockey Wooley. The yearly dues are \$75.

William Reilly asked for a recommendation to authorize Jo Reilly to meet with our attorney Ben Wallis on Monday and review our position at this time and to act on his recommendations. Motion made by Rockey Wooley, second by Susan Jessup.

A motion was made by Rockey Wooley to establish an amount of twenty cents mile for gas mileage reimbursement for distant travel of directors and officers, second Susan Jessup.

New business was the financial report, books balanced. Rockey Wooley submitted his resignation as director and treasurer, because he will be moving. William W. Winnie was elected to serve as director and treasurer.

The board reaffirmed the policy of the by-laws that all checks and drafts will be signed by two persons those being the president William Reilly, and the newly appointed treasurer William Winnie.

President Reilly adjourned the meeting.

Jo Reilly, Board Chairman for
Elaine Carpenter, Secretary

OCTOBER 27, 1990

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

BOARD MEETING MINUTES

The Tri-County Point Property Owners Board of Directors Meeting was called to order by Jo Reilly. The minutes of the August 23, 1990 Board Meeting were read by the secretary, Elaine Carpenter, they were approved as read. Certification of proxies, (97) were made, motion of approval made by Susie Jessup, second by Will Winnie. Correspondence from property owner F.W. Keys was read in regard to what is happening at Boca Chica, secretary reported that this letter had been answered.

The treasurers report was given by Will Winnie and approved by the board. Mr. Winnie reported on the annual meeting of the Austin Chapter of Community Associations Institute he attended.

Motion was made by Jo Reilly to order necessary books from CAI, which will be beneficial to our association. Second made by Susie Jessup.

Jo Reilly brought the board up to date on what has transpired with the lawyer and the court. Jo discussed having the maintenance fee diverted to the property owners, which is now legal.

The 1991 Maintenance Assessment was set at \$100 per year per lot, due Jan. 1, 1991 and delinquent March 1, 1991.

It was decided that we would pass the hat at the general meeting in order to get enough money to pay the deposit on the electric and the water for the pool and the Community Center (old sales office) and to pay Danny Jessup for electrical work he did on the timer on the pier.

Secretary

*Jo Reilly, Board Chairman for
secretary.*

MINUTES

OF

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

OCTOBER 27, 1990

The Tri-County Property Owners Association meeting was called to order by Chairman of Board of Directors, Jo Reilly. The minutes of the July 28, 1990 meeting were read by the secretary. Motion made by Norman Jones to accept the minutes as read, second Rocky Wooley, motion carried.

Jo Reilly gave update and progress of legal battle. Victoria Savings has moved all their personnel from the site and turned the keys to the office over to the association. She also told the members present we needed money to get electric and water turned on at the pool and old sales office building and that we would pass the hat to get the money necessary to accomplish this.

The new Board Member and treasurer, William Winnie was introduced to the members. Mr. Winnie gave his report on the finances, his report was approved unanimously. He explained about redirect of maintenance assessment and that the 1991 assessment for maintenance will be \$100 per lot per year. A discussion was held and questions were answered by the officers.

Nov. 10, 1990 and Nov. 17, 1990 were set as work days at the office to get it cleaned up and the plumbing to working.

Motion to adjourn was made Rockey Wooley, second by Susie Jessup.

Secretary

Jo Reilly, Chairman of Board
for secretary