

Tri-County Point Property Owners Association
Board Meeting Minutes

Date:

Place: Carancahua Community Center

Time:

Members Present:

General Business:

To approve change of authorized signatories to the bank accounts.

Motion –
2nd –

Upon motion duly made and seconded, the meeting unanimously passed the following resolutions, adding Wally Eady as an authorized signature on the bank accounts.

Vote to remove Tommy Swiderski as Treasurer and appointing Sanja Abeyadeera as Treasurer.
Vote to add Wally Eady to hold the last Member Position.

Motion –
2nd –

Upon motion duly made and seconded, the meeting unanimously passed the following resolutions, appointing Sanja Abeyadeera to hold the Treasurer Position and Wally Eady to hold a Member Position.

Adjournment:

Motion –
2nd –

Tri county Property owners Board of Directors meeting

04/07/2018

Community center

Start: 9:16am called meeting to order by Stan

Stop: 11:12am- Motion to adjourn- Dale, seconded- Tommy

Board members all present, Stanley Kazwell, Tommy Swidersky, Jim Parker, Dale Porter, Sanjay Thompson

Stan welcomed all to the community center, Jim, to his first meeting as vice president, Shirley chairman WSC Steering Committee was also welcomed.

Deed restrictions Legal Action – Board members perused the letters sent out to 6 property owners in violation, discussion in detail of the issues and all members' thoughts on the issues. All letters were also sent to the attorney, if not handled within 10 days by the property owners the attorney will pursue remedies.

Jim was the chairman for a proposal by Stan – **Building Permits proposed resolution** - Strengthen our approval process. Tommy wanted RVs included, also Tommy said to include stopping construction. We will enforce permit to be posted by the home owner, Discussion was had regarding the 6 month time limit enforcement Tommy & Jim were against taking action on that now. Dale said we should include culverts and driveways, Sec 1-2 will be excluded in the permitting process for driveway Proposed by Stan Motion by Dale – Seconded – Tommy, approved by all. The approved Resolution is as follows:

“Effective April 7, 2018, the board of directors of the Tri-County Point POA requires a picture or a sketch of what any structure will look like, in addition to construction plans on ALL structures before building permits are issued. This includes houses, sheds, culverts & fences and *driveways. While the plans do not need to be architectural drawings, they do need to accurately reflect what the structure will look like and how it will be constructed. A Jackson County development permit must also be issued before a POA permit will be approved. Written permits issued by the POA office are required to be obtained and posted before construction begins. Anyone starting construction before permits are issued will be REQUIRED TO STOP ALL WORK IMMEDIATELY and until approval is given and until a DOUBLING

OF THE PERMIT FEES are paid.

Photos of RVs must also be turned in and approved before they are placed on a lot."

***Driveways only are excepted in Sections 1 & 2 as they are county right-aways.**

It was also resolved that the office will immediately copy this resolution and include it with all permit packages, post it on the website, and post it on the wall in the office. Copies will also be posted throughout the community.

Dog control Proposed resolution –Tommy asked who is paying the attorney, Stan said we will endeavor to pass cost to the violator, Jim said county has no law with dog control, how does the attorney handle this? We will have him advise.

Proposed Stan, Motion Tommy, Seconded Sanjay, all approved. The approved Resolution is as follows:

"It is the property owner's responsibility to control their dogs. If the control of their dogs becomes a chronic problem, the POA will refer the case to the POA's attorney for legal action after 3 written warnings."

The cook-off – is to fund BCBC and all the efforts they have made to improve the community & and Tri-County including the Pool, Boat dock, Park, community center, Pier, this is the 3rd annual, bake sale, silent auction, raffle, We need to handle the dumpster. Tommy said thank you to all those who donated

Issues relating to the community center- Stan said 18,000/- loan from Sheila Brown, POA is paying the monthly debt, BCBC still working on more donations. Price to move 28,000/- Paid 750/- for sand Johnny L- 100/- blocks 890/- Ace, culvert 733/-, fencing electric meter loop 116/- Price was quite reasonable, we need water, sewer and electric hookup, water and sewer pump is in, we have hired someone to do the plumbing, Mike Watson will do it for a case of Sprite, Jim did the compaction for free. Electric is 350/- to get electricity and it is paid, Jim said minimal disruption, phone and JEC was free for the move, AEP also had a line that needed, good excellent coordination, tree trimmer 500/-, removal of steps 500/- to the movers, Fish Farm donated 5000/- to move building, POA paid 2600/-for the whole process, community center fund has 5800/- account. Vicky will put all the information together. Tommy said we need to put the rules together on how to, run it, table it

Roads & Parking – Stan said we have contracted with a maintainer to get the roads done very soon, 100/ hr, we spent some money on section 4, 7, 6, & 8. We have enough material to get the roads done, we have replaced culverts, and placed new culverts, we need more gravel in the commercial section, We need to expand parking , Stan said we need at least 5 loads of gravel, Jim said its 275 a load, for the road for commercial section

TECQ – Shirley is chairman of steering committee for WSC, to make this a separate entity, Stan thanked her for the efforts, and we have our amended permit almost ready to be issued, She was appointed at the December Membership Meeting along with Sanjay and Tommy.

Pier rebuilding – Stan said it is a need BCBC will start the fund raising, maybe we can do the pylons in first, we need a Pier, or a boardwalk, or a jetty, Jim said the pylons with be 20-30000, Tommy said we can use may be used ones, this will be tabled

Comments from the community members- Need deed restrictions for commercial property lots, fencing laws need to be restructured, mowing of the lots how is it handled?

Meeting was adjourned.

05/05/18

Tricounty POA Board Meeting

Start time: 8:00 am End time : 9:45am

Present: Stanley Kazwell, Jim Parker, Dale Porter, Tommy Swiderski, Sanjay Thompson

Financials- Quick books were not up and running well, we didn't have all our information, the computers were not linked, water and sewer and maintenance were mixed. We had a lot of fines and bills that were not paid and its getting paid as we go, we have to sort it out. We will have to split the water and sewer and maintenance, couple of years ago we have water and sewer taps going to maintenance account. We will set a plan to get the water and sewer tap fees transferred to the quick water account. Our accounting year is set up from October on wards; this is how it has been in the past, since the funds for maintenance comes in October. The fiscal year starts from January. We are going to stick to January. We had multiple issues with TCEQ last year and that was our main focus, this set back on the other bills eg: Pitney and Bowe.... we were paying minimum for years and now we have 15,000/- accumulated. We had not paid our fines...etc. The board members are meeting next week to get to the bottom of this. Please see financial reports now at the office for anyone who needs to peruse. Tommy went over the balance on each account. We had money in the savings account since all the bills were not getting paid; we spent on the tractor,

on the pool and paid some of the bills from the savings. Tommy also sent letters to those who did not pay maintenance and was able to get..... How are we going to do a budget when the accounting needs to be straightened? Our tractor was down and we lost on the mowing revenue last year.

Community center fees, rules- We need to get the insurance.

Stanley gave gavel to Jim in order to make a motion. He said we have to give a discount to the POA members, Dale said take into consideration the # of the party, someone from the audience said the county needs to give the information for the capacity. Dale said we can change the rules as we go for partitioning...etc. Stanley proposed \$150 rental rate for non members and \$50/- discount for POA members. It was agreed that we need a reasonable price, damage and clean-up deposit of \$100 they have to dispose of the trash not on POA property. We will let the insurance dictate how the alcohol handled; law enforcement has to be paid for by the party renting depending on the insurance. Motion by Stanley for the price 150/- for non members and 100/- with a 50/- discount for members, damage and clean-up deposit 100/-. Person renting will be held liable for any security that may be necessary. Seconded by Tommy. Motion passed.

Plan for Pier- Tommy said he knows a guy who will take out existing pier pylons for 1200/- will sell used pylons, they can work in sections. He had called 5 people only 1 person responded. Roland Senior a member is able to build we have not

got a price yet, let's get an estimate was suggested, Dale had a plan for the other pier, Dale said we might be able to get some hardware donated. Motion from Jim said Tommy to get price from Roland, Stanley did an amendment to get 2 more competitive bids. Seconded by Sanjay, motion passed.

TCEQ- We received the sewer permit, we need to work on the enforcement case, it is related to this permit issues, much was discussed. We need to look at the WSC being established

Deed restriction and enforcement for clean up- went over each person who had letters sent by the attorney; most individual has been working to clean up, those who do not will continue to be legally pursued.

Stanley asked for motion to adjourn, made by Tommy, seconded by dale and passed.

TRI-COUNTY POINT POA
Members Meeting
October 27, 2018
9:00 AM

Location of Meeting:

Carancahua Community Center

Present at Meeting:

President: Stanley Kazwell Vice President: Jim Parker Treasurer: Tommy Swiderski
Director: Sanjay Thompson Operations Manager: Shirley Shaddock

Members Absent:

Dale Porter

Quorum Present:

Call to Order: @ 9:08 AM

Voting for Water Supply Corporation:

Discussion was open to the floor for about an hour.

Voting was closed and ballots calculated.

186 FOR

40 AGAINST

PASSED

Treasurer's Report:

My final treasurer report will be like the one I got when I first got here. Still have money flowing through the organization, we haven't gone under like three years. These numbers that are on this sheet they are not bogus numbers they are the best we could accumulate at the time. We have gone through some drastic changes in the office with different personnel, no excuses. I just know that every year about October we start getting money in and start putting money aside but that's for the next year, everything is going great in January and February and what will happen is we start slowing down and we don't get any money from April – July and we don't manage the budget that we had before. The money is constantly flowing, we never had a good economy system on where the money is actually at, you can see how some of things on the 2017 don't coordinate with the 2018. One year we might put contract labor under one department and one year under maintenance department, right now we are switching it over to a different accounting system we are on QuickBooks now. It continues to get better from where we were at one time to now. My report on this is this sheet is really, really, off it just shows we have money coming in and a lot of money going out and we have somebody in the office right now just recently in fact just two weeks it's Shirley over there, in two weeks she has gotten everything that is so way out of control to under control so we can see where the money is actually going. Something we never had before is good filing but we have now. So for my treasurer report we got money flowing in and money flowing out and we are not going over.

Community Center we had a loan out and now it is paid off the Community Center is free and clear. We have about \$1000.00 to \$2000.00 in checking account. Thanks everyone that donated there time and materials to help this get this project finished. The POA only put in around \$2000.00 people can't come back later and say that the POA paid for the building. This fish farm donated \$5000.00 and the people that moved the building gave us around \$5000.00. Krugs just recently gave us \$1000 everybody has given us money towards the building.

Presidents Report:

Nobody qualified for the Treasurer or Directors position. The board appointed to members, Sanjay is now Treasurer and Wally Eady will become our position 5 board member.

Introduction of Jim Parker, he has been an amazing help in a lot of ways. Stanley was gone for a month and Jim ran the POA and did a great job.

Dale and Sheila are extremely generous with the community we are very proud and lucky to have Dale's participation on the board.

The community center is a testament to our community and we each need to be proud of our community.

Diana Bartram spoke about the hard work BCBC and the sponsors that helped make the Community Center happen.

Pier Roland Senior has been building the pier he is a gem. If you see him please thank him for his help. We are now too far out for him to drive the pilings so we have hired a contracted someone to put in about 80 pilings for about \$4000.00.

Introduction of Shirley Shaddock. She is our new office manager we contracted with her to come in and straighten out our operations.

Will be changing the office hours to six days a week to include Saturdays. Another change is we will no longer except cash in the office anymore. Working towards excepting online payments. Another change is we will be changing banks, in order to make deposits in the office.

Complaints or Repairs need to go through the office and the roads will be worked on also.

Notification for mowing will be two weeks in advance via email, Facebook, website and posted at the office. We will give the home owner two weeks' notice to mow and when we come in that section any lot that is over 15-18 inches will get mowed.

Fish Farm is drilling a new well Jack reported they had three or four wells out here that was used for the Rice farming. Our wells would go dry pretty much on an annual event. When the fish farm came in they opened wells and we were not having any problems with the wells. But, this new addition they wanted to be grandfathered in for the use of two of wells and put seven more in. Jack filed a protested based on the wells going dry. Jack had a meeting with owner of the fish farm to discuss his protest. Jim stated they are only going to drill down to 250' into only the brackish water and nobody is using the brackish water except the fish farm. They worked out an agreement that the fish farm will monitor the two grandfathered wells and if they pump below the 250' and into the fresh water they would quit pumping. Jim officially withdrew his protest regarding the fish farm so they can proceed with construction.

Deed Restriction will be addressed in the next couple of weeks, if anybody has a specific issue please get with Jim after the meeting.

The meeting was adjourned: 10:25

Tricopa General Membership Meeting October 27th2018

Call to order- 10:12 AM, confirmed Quorum present

Invocation and Pledge- Led by Stan and Sanjay

Presidents opening comments- We will discuss WSC first

WSC- Stan explained what WSC entails, benefits, grants, loans, they will be responsible for the utility rates, possible increase, Tommy explained about PUC, Board of WSC will be separate election, members of the WCS can report to PUC for disagreements of rate increases, Mike asked who will be responsible for cost of maintaining WSC, will present employs transfer to WSC, how soon will the cooperation be established- 9mo-1 year, present system is antiquated, We tried to sell the system, it will be an outside entity and we wont have control of utility fees, these will be profit oriented, Tommy explained maintenance fees will have to be increased at some point, Stan passed out the ballots, voting resumed
Reports- Tommy discussed the financial situation, issues in the office with documentation and book keeping, we have started a new Quick books system, Shirley is working on straitening the office, discussed CC loan is paid off mostly by BCBC and donations from members and those outside our community, Pier is the next project, We did not have any one qualify for treasurer position and Sanjay T was elected by the board, Wiley is the 5th Director, Jim and Dale are a huge asset to the Board

Community center- Donations for the AC, decks, maintenance, fund raising, we badly need a driveway and parking lot, Porters and Kazwels total donation of \$1000/ , BCBC has raised funds for most of the work,

BCBC- Sheila is the main organizer, Dianna said about the cook off and lunch plates, Sanjay encouraged more member participation in the organizing of events

Pier- Roland Senor has done a tremendous job, has been walking on his own, still more work need to be done, so many folks have volunteered, Jean and Sandy donated 1000/ BCBC donated 1000/-
The material needs to be paid for yet

Shirley S/ POA office- Introduced New office manager, working diligently to get all straightend out, the work floor will be improved, with doors and windows installed inside the building , office will be open 6days, No cash policy, only CC, CHQ and MO, we will change bank accounts to first Financial bank Palacios, for complaints and repairs call the office or email the office direct free the board members, work orders will be written for each issue, old issues not done call and email the office again, mowing 2 weeks in advance will notify by email, website or face book not mail out so homeowners can get their own mowing done, if you are mowing another persons lot notify the POA so we can bill those members, We need EMAIL addresses Stan emphasized, it is good for blow-out notification especially in emergency situation, increment weather

Jacks report- Fish farm wants to drill & wells, discussed how rice farms drained our water bed in the past, he had protested about Fish Farm but the are going down to brakish water bed

Deed restrictions- Thank you to all who complied, we will start another sweep to send out letters for those who are not in compliance, if there are any issues, get with Jim or the POA office

WSC vote count- 186 for 40 against- unanimously approved, no investors votes were counted

No other question

Meeting adjourned 11:27AM

NOTICE

The Board of Directors of the Tri-County Point Property Association will meet on Saturday, April 7, at 9 AM. the board will met at the community center at The agenda includes:

- Issues relating to the community center
- The cook-off
- Roads & Parking
- TECQ
- Pier rebuilding