

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-of-ways.**

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.