

Tri-County POA  
Open Board Meeting Minutes  
3/26/2022

Called to Order at 10:01am

Roll Call: Present; Clint Hammonds (President), Karen Gallaher (Treasurer), Laurie Hall (Secretary)

Vacant; Vice President & Director

Quorum was established

1. Accept resignation of Tony Horton as Vice President: Motion to accept by Laurie Hall, second by Karen Gallher, all in favor 3, opposed 0
2. Read & Approve Previous meeting minutes: Motion to approve by Karen Gallaher, second by Clint Hammonds, all in favor 3, opposed 0
3. Auction John Deere tractor owned by Tri-County Point POA VIN# CGSG048368801 : Motion by Clint Hammonds, second by Karen Gallaher, all in favor 3, opposed 0
4. Adopting Job Descriptions & Personnel Policies: Motion to approve policies & descriptions provided by Karen Gallaher by Clint Hammonds, second by Laurie Hall, all in favor 3, opposed 0
5. Hiring full/part-time staff for maintenance & POA office: Motion to approve by Karen Gallaher, second by Laurie Hall, all in favor 3, opposed 0
6. Abolishing Maintenance Committee: Not much has been done since the committee was formed, talked about possible purchase of a road maintainer so POA has own assets, Motion to abolish by Clint Hammonds, second by Karen Gallaher, all in favor 3, opposed 0
7. Maintenance Committee Budget: \$13,858.00 to be moved back to the POA general fund. Motion to approve by Clint Hammonds, second by Laurie Hall, all in favor 3, opposed 0
8. Election for Position 5 Director: Post on website for anyone interested in Position 5 (Director) to send letters of intent: Motion to approve by Clint Hammonds, second by Laurie Hall, all in favor 3, opposed 0
9. Roads & Drainage Issues: Looking into the purchase of a Road Maintainer, community members have volunteered to help, roads to be a standing item on the agenda for future meetings so that the Board can keep the community updated. Discussion only, no action at this time.
10. Reimbursement of legal fees to Mark Porter: After communication with POA Legal Mr. Gainer, it was discussed that several past Board members also had legal fees, paying one would set precedence to pay all. Motion denying reimbursement by Clint Hammonds, second by Karen Gallaher, all in favor 3, opposed 0
11. Social Media Policies & Committee: Would like an official Facebook page to help keep community informed & share local events etc. Clint Hammonds voices concern over committee for Facebook page. It was discussed the Board be administrators to page. Motion to pass by Laurie Hall second by Karen Gallaher, all in favor 2, opposed 1
12. New Rules & Regulations concerning common areas: Will work on rules & regulations concerning common area use, including camping (designating areas), pool rules, community center etc. To be approved & adopted in the future. Discussion only, no action taken.
13. Pool gate, leak at pool & RFID cards: Plumbers have been called but no one has shown up. Talk to some in the community for plumbing repairs. Lock gate until it can be adjusted to latch. There was a gate

with a card reader donated but it has ruined over time. Need to do some research on card readers.  
Discussion only, no action taken.

14. Increase in Annual Assessments: Article 5 section 5.3 Annual Assessment. The Committee or the Board of Directors, when formed, may increase the amount of such annual assessment by twenty percent above the previous year's annual assessments. Annual Assessments have not increased since 1995. In order to maintain the POA an increase is needed. Annual Assessments will increase from \$125.00 annually to \$150 annually starting in 2023. Motion to pass by Clint Hammonds, second by Laurie Hall, all in favor 3, apposed 0      Post on website about increase.


Property Owner Concerns & Comments:

1. J Park: Will VP be added to election? VP will be appointed due to resignation.
2. J & D Ames: Concern over IRS situation. IRS issues revolve around payroll taxes that were not paid for years 2014-2019. Currently at \$95,000.00 First payment of \$10,000.00 will be taken out on 3/28/2022.
3. T Burns: Concern over motor grader purchase because it is such a technical piece of equipment. Property owner has experience & willing to help. Mr. Burns feels a tractor would be a better option because of implements that can be added for different jobs.
4. D. Jessup asked about the increase in annual assessments. CC&Rs allow for a 20% increase, anything over that would require a 51% vote of membership.

Adjourned at 10:45am: Motion to adjourn by Laurie Hall, second by Karen Gallaher, all in favor 3, opposed 0

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APPROVED BY:

 \_\_\_\_\_ Date: 4-3-22

President, Clint Hammonds

 \_\_\_\_\_ Date: 4-3-22

Treasurer, Karen Gallaher

 \_\_\_\_\_ Date: 4-3-2022

Secretary, Laurie Hall