

## JAN 2017 BOARD MEETING

BOARD MEETING Friday, Jan 13, 2017 1 o'clock p.m. Meeting called to order: 1:05 p.m.  
quorum established (Stanley, Tommy, Jason) Building permit enforcement: Motion to  
establish building permit fee for anyone who starts construction without first obtaining a  
permit and buildings will be required to display a permit approval made by president.  
(Debbie Snider) Motion was then seconded by Tommy Swiderski, treasurer. Unanimous  
approval of this motion at 1:21 p.m. Enforcement of deed restriction violations for certified  
letter ready sent: (Debbie Snider) Motion made by Tommy Swiderski to give until the  
15th (Jan 15, 2017) for extension on Snider's property clean up. Jason seconded the  
motion. Vote passed unanimous at 1:37 p.m. (Richard Tyler) Motion made by Jason to follow  
up on Richard's clean up if not done by 15th (Jan 15, 2017) for Richard Tyler's yard including golf  
tee and car(s). Tommy seconded the motion. Vote passed unanimous at 1:45 p.m. Have  
friendly letter sent today (1/13/17) with friendly reminder to clean by 15th put on his  
mail copy. (Rebecca Barker) Stanley made motion to remove building and send the bill to  
property owner pay payment. Jason seconded the motion. Vote passed unanimously at 1:49  
p.m. (Shelly Beard) Stanley motioned to notify her that she has ignored our request. Give 7  
days from Jan 13th for response and then will turn over to attorney for further action. Jason  
seconded motion. Vote passed unanimous at 1:53 p.m. (Shelly Beard) Shelly made the  
motion after receiving certified letter, "We are taking care of that!" Stanley made  
motion to clean her yard, per her certified letter, and have vehicles disposed of legally if not  
done by the 15th (Jan 15, 2017). Tommy seconded the motion. Vote passed unanimously at  
1:57 p.m. Vendor Policy: Tommy express how the POA needs a vendor policy to go into  
effect so that where we can get the best quality supplies for the best prices. Vendor policy  
will be written by Tommy. Monthly Payroll: Our water operator and sewer operator  
are on a basis of contracted price on a yearly base and not a daily/weekly base. Road  
Maintenance: Started fixing the roads and started with Oarfish with 3 inches of road base  
and 1 inch to complete and set the gravel. Stanley motions to look into getting/renting a  
road grader to get roads crown with idea to put tar and chip road cover to protect it, in the  
meantime patching up holes that are really bad and muddy. Tommy seconded the motion  
and passed unanimously at 2:18 p.m. TCEQ: Reviewed last meeting minutes summary,  
including approval. Have the office set up a meeting with Mercer to go over new set of rules  
and fully under with TCEQ to make sure we are in 100% compliance and to make the  
community well aware. Make follow up call with Tom Chandler Monday. Swimming pool  
maintenance: Previous conversation with Dale Porter, Secretary, to have community pool  
maintained. Follow up with Dale about details. Mowing: Hired new maintenance for mowing  
of the large back to original mowing schedule. Other Maintenance Issues: The office is  
handling a lot of work orders for water leaks and water/sewer installs. (Danay, Ron, &  
Stephanie) are doing and outstanding job working together to get those down in a timely manner.  
(Candice) and Candice, in the office, are doing a great job with making sure they stay on top  
of all work orders and helping follow thru with the tasks. Stephanie has even made me fill  
out a work order for a job I turned in. Tommy Swiderski Cook Off Details: Cook off details  
to be announced. Possibly Fri, April 28th and Sat April 29th. Next Annual Meeting: Next  
annual meeting to be announced. Audit currently in progress. Meeting adjourned @ 2:35

Tricounty POA Board Meeting Minutes

April, 15, 2017

Start: 10: 30 am Adjourned: 12:00noon

Present: Stanley, Jason, Dale, Tommy, Sanjay and Debbie

Board went to Executive session immediately, summary of discussion as follows

**Property owners have been asked to clean-up lots** in accordance to the deed restrictions and some have complied and some have not or partially complied. Stanley discussed with POA attorney. Following discussion the recommendations were. Send a registered letter to those lot owners who need to comply with the deed restrictions, give 10 days' notice, then if the registered letter is not responded to and then information will be sent to the attorney for necessary action at lot owners expense.- following executive session. Tommy suggested a before and after digital pictures of all the lots may be taken, this was shelved, good idea; Sanjay said the members have difference of opinion, also privacy issues.

**Rules about dogs-** Stan said a lot owners dog had got loose and eaten someone's chicken (un-cooked) , also about, Friendly dog that is visiting, it's a black lab, owner is not a POA member, we are not responsible for the lab. Attorney says take it to the sheriff, if they dog owner/ POA member, don't still respond then take it to the attorney and then it will start costing the owner, to sort out the problem, clock will be ticking at POA member/ dog owners cost. Checked deed restriction - *states add what it is* we will enforce after posting/ may be signs all over Bocachica about enforcement...etc. Resolution- Dogs will have to be kept in compliance with deed restriction, homeowners (the ones the dog is disturbing) responsibility to call the sheriff and file a report. If the problem persists, we will send a letter, and give time for resolution and if the dog owner does not respond in 5 days then forward to the attorney for action. Motion - Tommy, Second- Jason, all in favor.

**Pool-** resurfaced, we are filling the pool now, we need a clamp for the pump and will get it; ladders will be done by pool contractor. The company had refused to break the payments; we wanted the pool done before the cook -off. The work was started Tuesday completed Friday. A tile ledge needs to be fixed also. The total cost 11,500/- on completion. We had to put the boat ramp, roads work on hold to get the pool done.

**Roads-** Bus drives c/o being bumpy **Tarpen?** and Clam , Stanley said may use crushed lime, Jason said we need to use a maintainer , some guy in Palacios has a maintainer- Dan Barbers old place, Sanjay said crown, suggested Dan White in the past said he might. Motion- Jason- Maintainer 2x a year. Tommy- Second, Discussion- Dale-Jean Eggamayer- check if he has a maintainer, Tommy suggested - County, Dale said County did in the past. Motion: Dale for county to look in to taking over after we fix it. Tommy - Seconded. Discussion: Get County to

come out here and see what they require. All in favor, Question if all roads in section 2 was Counties. We need to get estimates for material and maintenance work.

**TCEQ:** Sewer, Sanjay, the requirements for the present permit needed to be addressed since we got a permit based on a brand new application. We have to be in compliance with chapter 217 regulations; all variances under these new regulations were granted except the installation of a totalizing meter which is about 5-6000. Or we have to request for an update of the permit, this is like an amendment to the original application we submitted for the permit. Mercer is working on this.

We also have to address the enforcement cases related to the well houses, we are required to have a generator for each well house and capacity tanks to be filled up in case of an emergency and service will not be hindered (For Each water system we will need – 2 or more pumps having a minimum total capacity of 2.0 gallons /min..... and storage capacity of 200 gallons per connection ie. Per household on the system) this too will cost the POA a chunk of money. It should be noted the issues and the requirements that we are working on have been pending long before this board was operating. Tom Chandler has written to the TECQ and we are trying to find a way to get around not having to spend a chunk of case. Then the issue came up about the WSC.

**Water supply corporation-** Tommy will work on it and hope to present at the next meeting, there was some opposing last meeting. Some positive results from the Cape and another place Dale mentioned.

**Accounting-** Audit has not been completed, the person who is working on it taking a long time.

**Lot fees being paid,** Records need to be up-dated. The delinquent lot fees are not paid and lots are being sold we don't know who is buying and the buyers have no idea POAs existence. Motion: Office personal go to the tax sale give a welcome package, rules and maintenance fees...etc, to the new owner. Second: Jason. All in favor. Discussion get a list from the county of all the lot owners who are paying county taxes and update our lists. Inform present POA members if you are buying or selling lots you need to inform the POA.

**Time clock:** Written records at present, Time clock we had from the past worked only for a short time. Wal-Mart has a time clock for \$30 + for maintenance and office personal. Office personal will not work outside office but in the office.

**Paper building permit-** from last meeting when building on a lot need to get a permit from the POA; now we need 3 signatures for a building approval, but different members sign these approvals.. The permit was sent by Jason it had been edited and now it is ready to go. The permit has been started already. \$25-100 which was the fees charged before. County approval or if not required the POA needs to be on file, So County has to be notified before the approval is signed by board members. If lot owners don't get a permit, POA will charge double the fees.

Discussion: can property owners build a Shed next to an RV and use it as house. If the RV is moved we can't supply water and sewer to a shed, it is not compliant with deed restrictions.

### **Other Issues not on Agenda**

Can property owners do business using residential, property? Discussion- recycling, building and selling, Tractor services, Avon and Tupper wear parties, POA members buying and selling property, We will Table this for further discussion.

-Can Two RV's be placed on single property and for how long?- We will table for further discussion.

- Can Dirt dug out of drains on Porpoise be used at the boat ramp - to be put at the boat ramp low spots? It will be done before the meeting, need to get estimates. Discussed boat ramp needs a lot of work- Low spots, Electricity, Parking, Boards coming loose and some washed off, barnacles need to be broken off the sides of ramp these tear up the boats- suggestion by member to use tires on the sides. ATVs being driven down the parking lot slopes, they are getting washed off- need to place rail-road ties or some blocks.

- Can Old culverts be picked up- It will be done before the meeting. Need to get estimates.

*Please separate this from main minutes*

Executive Session: Board members only

Attorneys discussion with Stanley about - lot owners trashing property

Stanley-POA has not done it in the past, also it will cost \$1000/- also discussed the breakdown, sending a letter- serve papers, dramatic display, This has been a problem. And what next.

Opened for discussion

Jason: properties are now being trashed again, once it was cleaned. Folks are saying they are recycling.

Dale: Place will look like a slum if we don't do something.

Stanley: Make an example- Send one more registered letter, 10 days then forward to the attorney. Attorney will send letter, then a call from the attorney, (seek monetary damages)- This will take effect immediately.

## **APRIL 30, 2017 MEMBERSHIP MEETING**

- Meeting called to order @ 1:03 p.m.
- Quorum established
- Board members present: Stanley, Tommy, Jason, Dale and Sanjay
- Opening Comments: 28 Teams entered into cook-off versus last year's 5/6 teams entered. Surprisingly amazing turn out this year and hope for even better next year. Special thanks to all who played a helping role.
- Treasurer's Report: Balance of all the bank accounts (Maintenance, Water/Sewer, & Savings) Pool renovations totaled \$12,000 which was paid in full ½ in the beginning and ½ once finished. Fixing the roads come out of the maintenance account. Audit still ongoing. Changed CPAs due to health issues. New accounting still in process. Looking into changing CPAs. Debbie Snider, "When was the last audit?" Stan/Tommy, "Over 6/7 years ago which was not a formal audit just a reconciliation of the books."
- Old Business: Deed Restrictions will now be handled in the following manner, a courtesy letter, which will follow up with a formal letter in which if nothing is done within a timely manner the POA's attorney will then at this point try to make contact. If there is no positive turnout with attorney contact, the POA will then follow up with court. In the letters, if court is the final solution, attorney and court fees will fall upon the property owner. Mobile home skirting will follow the same guide lines. There are no businesses allowed in residential areas. In dealing with DOGS, it will be handled in the following manner; first you must contact the sheriff's office. After the sheriff has been contacted then you will contact the POA who will in then start the same guide lines stating with the courtesy letter and so forth. Swimming pool is now open, has been resurfaced, new ladders, and a new pump. WAY TO GO BRENDA!!! As far as the roads are concerned the board has talked about renting a maintainer for twice a year possibly. Will talk to county commissioner about being responsible for some of the roads in the community. Property owner Roland offered advice on how to properly maintain the roads starting with a better road base either #1 or #1 the only difference is the price for the lesser quality product. TCEQ report is as follows, needs to buy generator for emergency backup; buy 1 generator to start and go

from there. Reengineering done to be upstanding. Water supply Corporation will be looked into by board member Tommy Swiderski and a follow up at the next meeting. Time clock will be in place with fingerprint to make sure everything is under control; no specific issue at hand. Building permits now being issued once development permits from Jackson County are approved in tangent with our request for improvements approval. Double application fee if no permit is obtained prior to new development approvals. RV's very welcoming as long as they are road ready. Out buildings not official unless square footage is right.

- New Business: Boat ramp- NEEDS NEW BOARDS!!! Per Diana & Bob Bartram. Dale can check price on 2x6 boards, also mentioned Joel did pier maybe he can do the work on boat ramp and Gene for the tractor work. Trash service- "Can POA establish trash service for charge?" Diana Bartram. Household trash is being dumped at pier, pavilion, and boat ramp. Perhaps change to key locks instead of combination lock.
- Closing Comments: Next community events are as follows:
  - Pig Roast-Memorial Day
  - Fire Works-4<sup>th</sup> of July
  - Birthday Celebration-Last Saturday of every monthBoard agree to look into section 2 well system

MEETING ADJOURNED @ 2PM

**RE: Attn: Stephanie Camp**

Monica Foster <m.foster@co.jackson.tx.us>

Thu 6/1/2017 1:51 PM

To: 'Tri County POA' <tricity@outlook.com>

Stephaine,

Did you receive the list of properties for Boca Chica? I am going through emails and did not receive confirmation from you. I just want to be sure you received your request.

Respectfully,

Monica H Foster  
Jackson County Tax Assessor-Collector  
115 W. Main, Room 102  
Edna, TX 77957  
Phone: 361-782-3473  
Fax: 361-782-3645  
www.co.jackson.tx.us

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**From:** Tri County POA [mailto:tricity@outlook.com]  
**Sent:** Wednesday, May 10, 2017 9:05 AM  
**To:** Monica Foster <m.foster@co.jackson.tx.us>  
**Subject:** Re: Attn: Stephanie Camp

Yes I do! The properties sold are here in our sub division here in Boca Chica we charge a transfer fee as well as annual dues that are due once new owners take possession of the property. If we could work together from here on out to collect the new information as each lot is sold at the sales would be great!

-Stephanie

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**From:** Monica Foster <m.foster@co.jackson.tx.us>  
**Sent:** Friday, May 5, 2017 4:13:34 PM  
**To:** [tricity@outlook.com](mailto:tricity@outlook.com)  
**Subject:** Attn: Stephanie Camp

Stephanie,

You requested a list of sold property from the tax sale in Jackson County on Tuesday, May 2, 2017. I noticed you were going around talking with bidders. I am not sure what about, but will tell

you that all properties were sold that were on the sale and resale.

Since you were here, are you still wanting the list of sold properties; if so, for what purpose?

Respectfully,

Monica H Foster  
Jackson County Tax Assessor-Collector  
115 W. Main, Room 102  
Edna, TX 77957  
Phone: 361-782-3473  
Fax: 361-782-3645  
[www.co.jackson.tx.us](http://www.co.jackson.tx.us)



## Board meeting

stanjr@kazwell.com

Wed 10/4/2017 8:52 AM

To: Tri County Poa <tricity@outlook.com>; Tri-County Pointe HOA <tricity@tisd.net>; Jason Hahn <HahnConstruction@hotmail.com>; Dale Porter <dporterace@yahoo.com>; Thomas Swiderski <tommyswiderski@yahoo.com>; Sanjay Thompson <sabeyadeera@hotmail.com>

Good morning Mason/Vicki,

Please post the following notice on the Tri-County website and Facebook page, first thing this morning, before 10am.

Thank you,  
Stan

There will be a meeting of the Tri-County Point Board of Directors on Saturday, Oct. 7, at 10am. Items on the agenda will include a post hurricane evaluation, rebuilding the pier, and other items.

The meeting will be held at the TRICOPPOA office.

Sent from my iPhone

**Fwd: Agenda items for Saturday**

stanjr@kazwell.com

Fri 10/6/2017 2:02 PM

To: tricounty@outlook.com &lt;tricounty@outlook.com&gt;

Sent from my iPhone

Begin forwarded message:

**From:** Jason Hahn <[HahnConstruction@hotmail.com](mailto:HahnConstruction@hotmail.com)>  
**Date:** October 4, 2017 at 12:08:36 PM CDT  
**To:** "stanjr@kazwell.com" <[stanjr@kazwell.com](mailto:stanjr@kazwell.com)>  
**Subject: Re: Agenda items for Saturday**

Stan

Due to current issues going on presently I am resigning as vice president as of 10/4/2017. I am sorry for the inconvenience this may have caused you and the rest of the board. It was a pleasure working with you all. I just have too much going on personally and in business at this time to have to worry with other issues.

thanks

Jason Hahn

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**From:** [stanjr@kazwell.com](mailto:stanjr@kazwell.com) <[stanjr@kazwell.com](mailto:stanjr@kazwell.com)>  
**Sent:** Wednesday, October 4, 2017 9:03 AM  
**To:** Sanjay Thompson; Thomas Swiderski; Dale Porter; Jason Hahn  
**Subject:** Agenda items for Saturday

Good morning board members,  
I need assistance developing the agenda for the board meeting. There is a lot that needs to be addressed. Please send along your thoughts.  
Thank you,  
Stan

Sent from my iPhone

**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.**

**14 County Road 480 \* Palacios, Texas 77465**

Tel. No. (361)-972-3998 Fax No. (361)-972-0309

E-mail [www.tricounty@tisd.net](mailto:www.tricounty@tisd.net) \* Web Site [tricountypoa.org](http://tricountypoa.org)

November 14, 2017

**Special Board Meeting**

Present: Stanley Kazwell, Dale Porter, Thomas Swiderski

- 5:00 P.M Meeting Called to order
- Quorum established
- Agenda
  - Moving Carancahua Community Center onto Boca Chica Property
- Dale Porter motioned to obtain Community Center-Thomas Swiderski seconded. (Motion passed)
- Fowler House Movers will move the building for a cost of \$28,000. Mr. Fowler charged \$75.00 for assessment. Trees may need to be cut in order to move building. Jackson Electric may need to raise power lines also. We will need to purchase new blocks for the building to sit on being that the current ones are not in good condition. We will also need fill dirt. Jackson County Permit office will have to advise us on Flood Determination as to how much dirt will be needed. Aaron's Trucking will donate 5 loads of dirt. Dale Porter suggested meeting with Prosperity Bank for a possible loan for \$40,000 to cover all costs associated with the move and placement of building.  
Sanjay suggested that the building be put beside POA office instead of Lady O'Dowd Park. Thomas Swiderski motioned to put building at Lady O'Dowd Park, Dale Porter seconded, Stanley Kazwell as well. (Motion passed)
- Boca Chica Beautification Committee has donation commitments of \$6,100 as of date. Shelia Brown wants to place a plaque or tree in the community center recognizing all donors.
- Thomas Swiderski motioned to open another bank account at Prosperity Bank. All members present agreed. (Motion passed)
- Jim Parker asked if building had been inspected for damage & termites. Michael Watson offered to inspect the electrical. Stanley Kazwell motioned to have Gary Mancini do the termite inspection. Dale Porter seconded (Motion passed)
- Dale Porter, Stanley Kazwell and Thomas Swiderski will meet Friday Nov. 17<sup>th</sup> at Lady O'Dowd Park to discuss location of building on property.
- Stanley Kazwell motioned to adjourn meeting. Dale Porter seconded. Meeting adjourned @6:20 P.M

Tri-County Point Property Owners Association  
December 8, 2017 Board Meeting, Minutes

Board Members quorum is present: Stanley Kazwell, Dale Porter & Tommy Swidersky – BCBC's Shelia Brown was also present as was guest Jim Parker.

Meeting called to order by President Stanley Kazwell.

A motion by Dale Porter was made for the POA to file for an Assumed Name Record (DBA) at Jackson County in the name of the **Tri-County Community Center Fund**. This name will be used to establish a bank checking account at Prosperity Bank with a debit card. The signers on the account will be the board members of the Tri-County Point Property Owners Association, who currently are: Stanley Kazwell, Dale Porter, Tommy Swidersky, and Sanjay Thompson. The purpose of this account is to deposit money from fundraiser activities to pay for the moving and subsequent set up of the building.

The motion was seconded by Tommy Swidersky and was passed unanimously.

A motion was made by Tommy Swidersky to approve and sign a loan agreement and note between Tri-County Point Property Owners Association and Shelia Brown. The purpose of the loan is provide at least enough funds to cover the expenses of moving the community center building. The Boca Chica Beautification Committee expects to raise at least \$10,000 toward the \$28,000 moving costs and this loan will make up the short fall. The interest rate is 12%, no points, to be paid back in 24 monthly installments of 847.32, total interest to be paid is \$2,335.74.

Dale Porter seconded the motion and it was approved unanimously. The board members and Shelia Brown signed the agreement and note. Sanjay Thompson will sign at a later date.

It was reported that Stanley Kazwell secured the deed information and filled out and signed the paperwork, site plan, etc. as necessary for the approval by Jackson County of the relocating the community center building on the POAs recreational grounds, AKA Lady O'Dowd Park. A typed letter was presented to the board for all members signatures authorizing the application of the permit. In a motion made by Tommy Swidersky and seconded, it was unanimously approved to sign the letter and make the application which includes a \$320 application fee. Sanjay Thompson would need to sign the authorization letter at a later date.

BCBC's Shelia Brown reported on the progress and various activities of the fundraising efforts that had approximately \$7,500 in pledges, \$5,000+ of which has already been collected. She just needs an account to deposit it into.

A motion for adjournment was made, seconded and approved

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Stanley Kazwell, President, Tri-County Point Property Owners Association

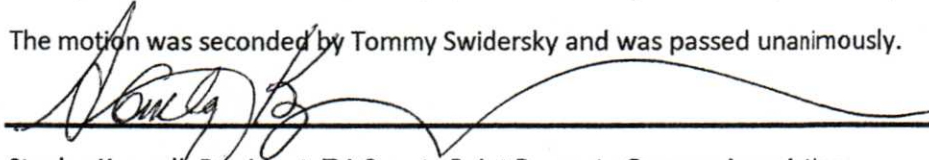
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Stanley Kazwell, President, Tri-County Point Property Owners Association

*List all accounts (Everything at Prosperity)*

*Sanjay Copy of License*

*Dale Porter Copy of License*

*Stanley - License*

*Talk about change account members.*

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Signers on all accounts are: Board Of Directors

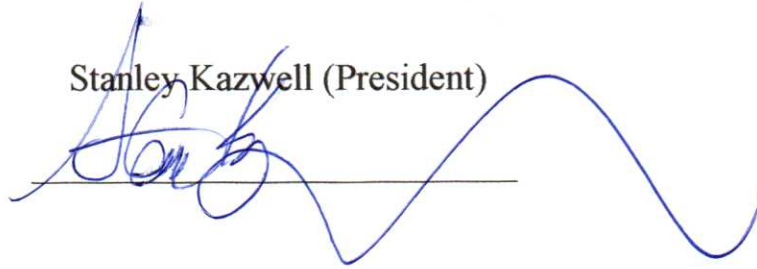
**Stanley Kazwell**

**Thomas Swiderski**

**Dale Porter**

**Sanjay Abeyadeera Thompson**

Stanley Kazwell (President)

A handwritten signature in blue ink, appearing to be 'Stanley Kazwell', is written over a horizontal line. The signature is stylized and extends to the right of the line.

**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.**

**14 County Road 480 \* Palacios, Texas 77465**

**Tel. No. (361)-972-3998 Fax No. (361)-972-0309**

**E-mail [tricity@tisd.net](mailto:tricity@tisd.net) \* Web Site [www.tricitypoa.org](http://www.tricitypoa.org)**

Dear Property Owner,

Enclosed you will find your lot fee assessment for 2017 in the new format. If you own more than one lot you will receive a separate bill for each lot you own, rather than all lots being listed on one bill as was previously done. This billing is being processed according to section. If you own property in another section, another bill will follow for that property. Please note that past due amounts are not reflected on this bill. If you owe a past due amount please contact our office in order to work out a payment plan.

In order to help beautify our community we have instituted a new **mandatory** lot mowing program. Proper lot maintenance is important for several reasons including fire safety, snakes, vermin, and attractiveness. In accordance with the property Restrictions and Covenants, it will now be required. All uncut lots will be mowed and the property owners will be charged a fee of \$40 per cut. Thank you for the positive feedback, it is highly appreciated and recognized.

Please include your contact information—email address, mailing address, and phone number—with your payment especially if any of this information has changed recently. We are updating our records so that all of our residents' information is current. Included is a credit card authorization form that will allow Tri-County to make monthly or one-time payments and permission to keep information on file for 1 year. Also be sure to check the Tri-County POA Face book regularly for any announcements or news related to Tri-County.

Sincerely,

Tri-County Point Property Owners Association