

Tri-County POA
Open Board Meeting Minutes
6-20-2022

Called to order at 7:00pm

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

Vacant: Vice President & Director

Quorum Established

1. Appointment of Vice President: Clint Hammonds motioned to appoint Pete Robles as Vice President, Laurie Hall 2nd, all in favor.
2. Act on date for Community Meeting: August 13th, 2022, at 10am, Community Center. Motion by Karen Gallaher, Second by Pete Robles, all in favor.
3. Upcoming Election: Scheduled for October 29th at Community Center, Time TBD. Motion by Clint Hammonds, Second by Karen Gallaher, all in favor.
4. Volunteer Policy: Tabled until next meeting.
5. Updated Pool & Pier Rules: Rules presented by Secretary, motion made by Pete Robles to accept, second by Karen Gallaher, all in favor.
6. Water/ Sewer Sale: Closing date is scheduled for June 28th, 2022. All TCPPOA attorneys are reviewing. Water & Sewer installs will be suspended until sale if finalized. Water Operator was released due to not fulfilling the requirements set forth by TCEQ.
7. IRS: To be paid in full at time of water/sewer sale.
8. White work truck: tabled
9. Fourth of July fireworks off pier by BCBC: Motion to approve by Karen Gallaher, Second by Pete Robles, all in favor
10. Roads & Drainage: POA secured a loan & now owns its own motor grader & will be able to maintain roads. Community members have volunteered to operate motor grader. To date approximately 20k spent on road maintenance. Drainage appears to have been blocked by location of the feeders at the fish farm, obstructing flow under 477 to the bay. Secretary advises community to reach out to Dennis Karl Precinct 4 commissioner. <https://www.co.jackson.tx.us/page/jackson.Commissioners.Court>
11. ACC report: None
12. Appeals: Kristan Harr needs a variance for 32-foot setback in the front in order to fit her manufactured home that is 80 foot long. Motion to approve variance by Laurie Hall, second by Pete Robles, all in favor. Further discussion on front setback changes to follow with community at August meeting. Variance approval to be filed with Clerk of Courts, Real Property Records, Jackson County, TX.

Property Owners Questions & Concerns

1. Speeding on County Road 477. Suggested to contact Jackson County Sheriff's Office. A petition would be needed to reduce the speed.
2. When will pool reopen? Still waiting on parts
3. Complaint about boat ramp gate being left open by property owners. Sign states keep gate locked at all times. Doing so after entering & after leaving helps keep trespassers out.
4. Dredging of the boat ramp. BOD is aware it is needed but it is a matter of funding. More discussion at community meeting
5. Selling of POA properties. POA has approximately 60 acres of property that is costing community. There may be benefits to selling some. More discussion at community meeting
6. Can Jackson County monitor swimming pool for trespassers? No but they can enforce if trespassers are caught. Anyone caught at our pool, pier or boat ramp, that is not a property owner, or with a property owner, will have trespassing charges filed on them.
7. Ronda Tutt told community that over \$27k has been collected in delinquent charges in past 7 weeks & we are still working to collect more.

Treasurer Report: Negative in Water/Sewer Account. POA will have to pay off debt owed by W/S once again. Several installs never added to Quickwater accounts for monthly billing. Unsure how many property owners at this time. Heather has been let go.

Secretary Report: Late April violation letters started going out to property owners concerning overgrown lots & lots with excessive trash & rubbish collecting. About 1/3 of lots have been maintained & some have started the cleanup process. Will continue to work on enforcement. Called VCS about card readers. Quote for pool & pier was \$11,489.44. Have had to make many trips to pool regarding trespassers, underage swimmers, alcohol etc. Thanked all who have contributed in one way or another in helping maintain & beautify our community. Pool parts still not in.

Vice President Report: Newly appointed, nothing at the time.

President Report: Materials purchased to place lids over the trash cans to help keep trash from blowing out & deter people from dumping their household garbage. Trashing of the pool. Anyone caught will be prosecuted to the full extent of the law.

Executive session

1. Acted on part time grounds keeper
2. Acted on full time office staff wage
3. Acted on removing Heather from Signature Card at bank & adding Ronda Tutt & Pete Robles
4. Acted on enforcement actions
5. Acted on fines/fees for noncompliance.

X

Clint Hammonds
President

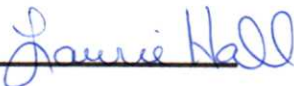
X

Peter Robles
Vice President

X

Karen Gallaher
Treasurer

X

Laurie Hall 
Laurie Hall
Secretary

approved: 6/26/2022