
Meeting Minutes

SUBJECT: Tri-County Point POA Board Meeting
DATE/TIME: 12 June 2021 and 5:30 P.M.
LOCATION: Tri-County POA Community Center
AUTHOR: Kayla Schilhab, Board Secretary

AGENDA ITEMS

1. Call to Order – Meeting was called to order by the President Cindy Morrison
2. Assess Fines on Violating Properties
 - a. Provided an update on current Properties with Fines. The Office Staff and POA are working to continue executing fines to properties what are not in compliance with the property standards.
3. Provided Update on the status of Outstanding Taxes.
 - a. The POA hired Julie Pfeil, a new bookkeeper who is a CPA and she has been working on the keeping track of the current accounts and is also working on the current outstanding taxes.
 - b. Julie Pfeil has finished all the taxes from 2013 to 2019. She is currently working on the 2020 taxes.
 - c. Corporate Taxes for 2013 to 2019 amounted to \$1,000 – Payment has been issued by the POA
 - d. Federal Employee Tax is currently being reviewed.
 - e. President Cindy Morrison informed the community that we continuing to work with our Tax Attorney Cantrell and Cantrell
4. TECQ Update
 - a. Cindy Morrison provided an update stating that the POA was able to bring down the TECQ fines from \$60,000 fines to a new amount of \$3,600.
 - b. Monthly Payments will be made until the \$3,600 has been paid.
5. Community Upgrades
 - a. The POA hired Palacios Air to replace a A/C unit and made repairs to the other unit at the Community Center
 - b. Pool
 - i. The fence was replaced around Pool and have expanded to include a second covered area and two gates for further expansion and development
 - ii. Currently working on removing the grass inside the pool area and replacing with Flagstone.
 - iii. Will continue to make renovations to the restrooms/changing rooms at the Pool
 - c. Ditches – George, the POA Director is working on requesting bids for digging out the ditches
 - d. Pier
 - i. The bracing was completed by community volunteers
 - ii. Further improvements will occur as needed
 - e. Playground Equipment
 - i. We received a price to install new playground equipment by the pool, received a quote, and will further discuss after the POA raises the money through fundraisers.
 - f. Pier/Pool Restroom Update

- i. Restrooms at pier have been vandalized several times. Working on figuring a way to add extra cameras and security.
 - ii. Cameras are in the process of being installed at

- 6. Provide Update on Road Repairs –
 - a. Pending Roadwork
 - i. Requesting Bids for Ditches – We are in the process of determining the current ditches that need to be dug out and will request quotes from 3 or more vendors to compare apples to apples
 - b. Culvert Replacement/Repairs
 - i. Culvert at Clam/Rockfish were still blocked off due to the pending deliver of limestone. Completion date scheduled for the week of 6/14/21.
 - ii. Additional culverts are being repaired and replaced as needed, if there are currently crushed ends and the culverts are blocked, we are working on replacing them when possible.
 - c. Contact, Director - George Guerrero, if you have any questions.
 - d. Ekstrom’s Fish Farm
 - i. has been advised by the County that they need to add additional culverts to increase the flow when there are heavy rains.
 - ii. Ekstrom’s is working on replacing the culverts in the requested area’s
 - iii. POA will assist in replacement of 2 of the culverts.
 - iv. POA will continue to follow up with Ekstrom’s to ensure that culverts are being replaced as requested by the county.

- 7. Committee Updates
 - a. Controls Committee
 - i. By-Laws
 - b. Beautification Committee
 - i. Working on scheduling fundraisers to raise money for future improvements
 - ii. Projected Projects: New Playground Equipment
 - c. Neighborhood Watch Committee
 - d. Property Conformance and Maintenance Committee
 - i. George Guerrero, Director of the Board is main contact
 - ii. Each section will have one community member in charge of contacting the board and additional volunteers to help.
 - iii. Committee will be responsible for inspecting current construction, reviewing permits and so forth.

- 8. Upcoming Events
 - a. Community Clean-up – July 10, 2021
 - i. In efforts to clean up the community we are holding a community clean-up day. There will be trucks and trailers available for those who are not able to move the stuff themselves.
 - b. Drive-Thru Dinner Fundraiser – Date to be determined.
 - i. We will test out a trial Drive-Thru Dinner fundraiser on a Friday, the date is still pending.
 - c. First Annual Tri-County POA Chili and BBQ Cook-Off – October 15-16, 2021
 - i. Courtney, the office manager and Kayla Schilhab, the board secretary are working on the details for the cook-off and will disperse the information as soon as it is ready.
 - d. Other Fundraiser Idea or Community Events
 - i. Community Wide Garage Sale
 - ii. Community Center Rentals

- 9. Mowing/Shredding
 - a. The POA Tractor is out of commission
 - b. POA is looking for volunteers in each section to mow/shred lots for a fee to mow lots that are overgrown.

- c. Meeting with volunteers is pending.
10. Community Question/Concerns
- a. Open questions were held:
 - i. Property owners express their concern over Pier/Pool restroom vandalism – Board addressed the issue and advised we will work on the addition of private property signs and addition of additional cameras at the Boat Ramp, Pier, and Pool area.
 - 1. Community suggested that the gate and door codes need to be changed every 6 months.
 - ii. Property Owners wanted to know what the status of the midge flies.
11. Close Meeting:
- a. Meeting Adjourned at 6:30 PM by Board President Cindy Morrison and seconded by Board Vice President Billy Koterak.