

Meeting brought to order by Stanley Kazwell.
Meeting establish quorum @ 1:05 pm
Avocation by Karen

Stanley Kazwell intro officers
Vicki Grimes, Karen Jacobs, Stanley Kazwell

Treasurer's Report by Vicki Grimes.

Water repairs expenses

Employee - Payroll

Amount in collections

amount owed by poa members

amount owed by developers.

Minutes from executive session read by Vicki Grimes

(A) * April 14 \$750.00 water tap
\$1900.00 sewer tap

* Water Rate
(B) RV'S road ready 24/7
(letter 2nd time) phone call

(C) Bathhouse
3 Repair Sept
& Showers Pool

(D) Mowing of Lots

(E) Pier - Fishing

(F) Park RV to (E)

(G) Swimming Pool Gate
Beautification Com.

(H) Condition of Assets
Truck, Tractor, Mower

(I) Storm Drainage
Map.

(J) Committee Comm. work day.
Karen Jacobs.

email /
Facility cards.

Sat Aug 16th 2014

→ Stanley back to meeting agenda
bath house...

Dale P. Question: Bath house new system.

Debbi K. Question: Debbi: Type of Sewer System

Jerry S. Question: Moving Bath house

Miku D. ~~Question~~ → Condition of current bathhouse

→ Stanley: New Business.

→ W. Day: - mowing of lots
cost per acre to mow

→ ^{Robert} R. B. Coone: County Attorney - filing on lots for
property owners that haven't mowed.

→ Sunny T.: Cleaning lots & street. as poa member

→ Karen Jacobs: Taking ownership & managing money well.

→ Debbi Swider: \$ of last yr vs This year?

→ Glen Meers: Back maintenance fee?

R. Henske - Ruins section 4 lot standing.
→ Storm Drainage

Debbi Guider → ditch back of house blocked?
POA holding

Marlynn Hicks → ① Type of collection measures
being taken?

② What Attorney efforts to collect
happens

on POA dues?

③ Question Asked Stanley what is
he doing on fees.

④ Pricing ourselves out of market.

⑤ Penalize those paying those haven't.

Sonny T. → Independent to mow. & due it for
whatever he collects. Submit Bid

William #. Doy → Fees not going to mow lots.
Bale lots

V. Grimes → Good out of box thinking.

→ Noise ordinance? check bylaws

Mike Hamilton → { fishing pier repair
bath house
meeting place

Current - appraisal of office & move office to pool. Current property owned by POA.

Mike Hamilton → Motion look into possible selling property assets.

Second by Karen Jacobs.

Motion Passed by member

Mike Holob: 4-wheelers & noise from these vehicles.
turning up roads

David Snider - Open locks @ boat ramp
& fishing pier & pool.

Intro Beautification Committee.

Shelia Brown

Reason
for
being

Started ^{to} community to make changes &
improvements. Volunteers & fun Raiser

1st Party 65+ people

2nd Party St. Patrick's ^{March} 15th 3-8

1st Sat April Garage Sale. \$ for pool area.

Thanks Dale Porter Ave for donations.

Stanley & Kenny for fixing pilings @ pool

Like us on facebook

Excited to see improvements & changes to area.

Vicki Grimes - By law committee acknowledgment

Introduction: Ellen Means bylaw committee

2011 Amend changes to bylaws & revised ~~through~~ through attorney. And was not brought to members; sent by general & posted on internet.

R. Jacobs - what is done is ~~not~~ an actual concern of member.

Ellen Means - Intro of each member

Mike Probs: Question of changes
address of bylaws @ office

Elen Mears: ~~At~~ office.

mears ~~at~~ - therapy @ yahoo.com

Vicki Grimes: things need changes
Send to board
to attorney
back board
then to members.

W. Day. \$ of process & time

Elen Mears { change
board
members
~~board~~
attorney
board
member

Debbi Snicker: These changes are state & county.

Alan Mears: discussion of violations

⊕ working w/ Jackson County.

* Tab on website for Committee's
Set-up as forum.

Stanley: Questions & discussion Lori w/ Jackson
County
~~County~~ will attend meeting in Aug. & give
presentation

Mike Hoob -

V. Grime - Sec. Treasure position. upcoming election
in Aug.

Shelia Brown - Food & Chuck
Stanley - Motion adjourn
William May. Second.

2014

Suggested Topics from Property Owners:

Discuss and vote on the following:

- Bylaws:
 - ❖ Increase Board of Directors to 5 members
 - ❖ Change By-Laws on the following:
 - a. Amendment to Section 6- Voting
 - ❖ Companies and Corporations that own lots
 - ❖ Changing number of votes per lot(s) to one vote per member regarding of number of lots owned
 - a. Fencing restrictions
- Fees:
 - ❖ Card – convenience fee(s)
 - ❖ Increase water and sewer installation fee
 - ❖ Increase water rate
 - ❖ Removal or enforcement of camper fee \$25.00 every 6 months
- Bathhouse
 - a. Adding showers at the pool.
 - b. Fix the sewer system at bath house
 - c. Build a new bathhouse
- Improvements and Maintenance:
 - ❖ Property owners that are not mowing their lots
 - ❖ Rebuild a new fish station on the fishing pier
 - ❖ Extending the pier at the boat ramp
 - ❖ Parking all RV's to the right of the Tri-County Office. (Add 5 RV spaces that will include sewer and electricity)
 - ❖ Condition of Assets: Tractor, Truck, Mower. Ect.
 - ❖ Storm water drainage (lots flooding)
 - ❖ Texas Health & Safety Code – Swimming Pool {Code 757.004 Gates}
 - a. Gate for swimming pool- a self closing and self latching device.
 - b. Open outward away from the pool yard
- Committees and Work Days:
 - ❖ Creating an Approval Committee to oversee the application process for construction/remodeling
 - ❖ Creating an Advertising Committee to promote the area
 - ❖ Community "Weekend" with a work day and BBQ or Pot Luck
- Saving time and money
 - ❖ POA members providing email addresses
 - a. Sending email notifications for meetings and upcoming events
 - b. Facility cards for 2015
- Savings Account – Method for assing additional funds into this account, and maintain an established amount.
- Online Banking- setting up for the eddiciency needed but with proper safeguards
- New attorney
- Staffing

NOTICE OF THE EXECUTIVE MEETING OF THE BOARD OF DIRECTORS March 1, 2014

MEMORANDUM FOR THE EXECUTIVE MEETING OF THE BOARD OF DIRECTORS FOR THE TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

The Executive Meeting of the Board of Directors for the Tri-County Point Property Owners Association, Inc. will be held at the Tri-County Point POA Office, 14 County Road 480, Palacios, Texas 77465, on March 1, 2014, for the purpose of discussing and voting if deemed necessary on suggested topics from POA members.

1. Board Meeting

2. Board Meeting for the Annual Meeting

3. Board Meeting

4. Board Meeting method for adding additional funds into this account, and maintaining an established

5. Board Meeting

6. Board Meeting setting up for the efficiency needed but with proper safeguards.

7. Board Meeting

8. Board Meeting

9. Board Meeting Staff

10. Board Meeting

11. Board Meeting fee(s) Increase water and sewer installation fee Increase water rate Removal or

12. Board Meeting

13. Board Meeting pool. Fix the sewer system at bath house Build a new bath house

14. Board Meeting Maintenance:

15. Board Meeting not are not mowing their lots Rebuild a new fish station on the fishing pier Expanding the

16. Board Meeting parking all RV's to the right of the Tri-County Office. (adding 5 RV Spaces that will include

17. Board Meeting Texas Health & Safety Code (V Swimming Pool (Code 757.004.Gates) a gate for

18. Board Meeting self-closing and self latching device. b. open outward away from the pool. Condition of

19. Board Meeting Truck, Mower, etc. Storm water drainage (lots flooding)

20. Board Meeting Work Days:

21. Board Meeting Annual Committee- who will meet and approve applications for construction/ remodels

22. Board Meeting (or Committee- promote the area Community Weekend) with a work day and BBQ

23. Board Meeting

24. Board Meeting money

25. Board Meeting including email addresses a. sending email notifications for meetings and upcoming events b.

26. Board Meeting 2015

27. Board Meeting

28. Board Meeting 2014

TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.

14 County Road 480, Palacios, Texas 77465

Phone: (361) 972-3998 Fax: (361) 972-0309

Website: www.tricountypoa.org Email: tricounty@tisd.net

**NOTICE OF THE SEMI-ANNUAL MEETING OF MEMBERS OF THE
TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.**

To the Members of the Tri-County Point Property Owners' Association, Inc.:

The Semi-Annual Meeting of Members of the Tri-County Point Property Owners' Association, Inc. will be held at the Carancahua Community Center, County Road 476, Palacios, Texas 77465, on March 1, 2014, at 1:00 p.m. for the purpose of discussing and voting if deemed necessary on suggested topics from POA members and POA Board of Directors.

The Agenda for this Semi-Annual Meeting is as follows:

- Establish a Quorum
- Introduction of the Board of Directors
- Treasurer's Report
- Report from the Executive Meeting
- Bathhouse
- New Business
- Old Business
- Adjourn

The Beautification Committee will be selling hot dogs, chip and sodas beginning at noon. Along with having a bake sale and a 50/50 Raffle with a name drawn immediately following the semi-annual meeting.

Dated: February 6, 2014

Requested topics from the POA Members via the suggestion box

- Bylaws:
 - ❖ Increase Board of Directors to 5 members
 - ❖ Change By-Laws on the following:
 - a. Amendment to Section 6- Voting
 - ❖ Companies and Corporations that own lots
 - ❖ Changing number of votes per lot(s) to one vote per member regarding of number of lots owned
 - ❖ Restrictions:
 - a. Fencing
 - b. Chickens
- Fees:
 - ❖ card – convenience fee(s)
 - ❖ Increase water and sewer installation fee
 - ❖ Increase water rate
 - ❖ Removal or enforcement of camper fee \$25.00 every 6 months
- Bathhouse
 - ❖ Adding showers at the pool.
 - ❖ Fix the sewer system at bath house
 - ❖ Build a new bathhouse
- Improvements and Maintenance:
 - ❖ property owners that are not mowing their lots
 - ❖ Rebuild a new fish station on the fishing pier
 - ❖ Extending the pier at boat ramp
 - ❖ Parking all RV's to the right of the Tri-County Office. (adding 5 RV Spaces that will include sewer and electrical)
 - ❖ Texas Health & Safety Code – Swimming Pool {Code 757.004.Gates}
 - a. gate for swimming pool- a self-closing and self latching device.
 - b. open outward away from the pool yard.
- Committees and Work Days:
 - ❖ Creating an Approval Committee- who will meet and approve applications for construction/remodels
 - ❖ Creating an Advertising Committee- promote the area
 - ❖ Community “Weekend” with a work day and BBQ or Pot Luck
- Saving time and money
 - ❖ POA members providing email addresses
 - a. sending email notifications for meetings and upcoming events
 - b. facility cards for 2015

SEMI-ANNUAL Meeting of Members March 1, 2014

NOTICE OF THE SEMI-ANNUAL MEETING OF MEMBERS OF THE TRI-COUNTY POINT PROPERTY OWNERS' ASSOCIATION, INC.

To the Members of the Tri-County Point Property Owners' Association, Inc.:

The Semi-Annual Meeting of Members of the Tri-County Point Property Owners' Association, Inc. will be held at the Community Center, County Road 476, Palacios, Texas 77465, on March 1, 2014 at 1:00 p.m. for the purpose of discussing and voting if deemed necessary on suggested topics from POA members and the Board of Directors.

The agenda for this Semi-Annual Meeting is as follows:

1. Roll Call; 2. Opening; 3. Introduction of the Board of Directors; 4. Treasurer's Report; 5. Report from the Palacios Community Center; 6. Bathhouse; 7. New Business; 8. Old Business; 9. Adjourn

The Palacios POA Committee will be selling hot dogs, chips and sodas beginning at noon (12:00) at the meeting. A raffle will be held at 3:30 with a name drawn immediately following the semi-annual meeting.

March 1, 2014

Notice Of Board Meeting March 14, 2014

Members of the Tri-County Point Property Owners, Association, Inc.:

The Board Meeting for Tri-County Point Property Owners, Association, Inc. will be held at the Tri-County Point Property Owners Association Office, 14 County Road 480, Palacios, Texas 77465, on Friday March 14, 2014.

The meeting is open to the Public for the purpose of covering subjects pertaining to water area of everyday activities.

March 14, 2014

Tri-County Point Property Owners Association

14 County Road 480 Palacios, Texas 77465

Phone: (361) 972-3998 Fax: (361) 972-0309


Email: tricity@tisd.net

May 8, 2014

Re: Board Member – Resignation

Minutes from Board Member Meeting

On Thursday, May 8, 2014, a phone conference meeting was held by Tri-County board members Stanley Kazwell & Karen Jacobs to discuss the resignation of Treasurer Vicki Grimes. It was mutually decided to offer the interim position of Secretary Treasurer to Dale Porter and to appoint him to the position if he accepted. On Friday, May 9, 2014 Dale Porter accepted the position.



President- Stanley Kazwell

Vice President- Karen Jacobs

Ret Board Member ☐ Adding New Board Member

Ret Board Member Meeting

On Wednesday, May 15, 2014, at 10:00 am a phone conference meeting was held by Tri-County between board members Karen Jacobs and Dale Porter to official add Dale Porter and to appoint him to the position of the interim Secretary/Treasurer. Dale Porter was also added to the checking and saving accounts. Meeting was set for Thursday May 22, 2014 at 10 am. Meeting was adjourned at 10:17 am.

Board Member - Resignation of Secretary/Treasure Position

On Tuesday, May 8, 2014 a phone conference meeting was held by Tri-County board members Stacey Jacobs and Dale Porter to discuss the resignation of Treasurer Vicki Grimes. It was mutually decided to appoint Dale Porter to the position of Secretary Treasurer to Dale Porter and to appoint him to the position if he accepted. On Friday, May 9, 2014 Dale Porter accepted the position.

Tri-County Point Property Owners Association

14 County Road 480 Palacios, Texas 77465

Phone: (361) 972-3998 Fax: (361) 972-0309

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Re: Board Member – Adding New Board Member

Minutes from Board Member Meeting

On Thursday, May 16, 2014, at 10:00 am a phone conference meeting was held by Tri-County board members Stanley Kazwell & Karen Jacobs to official add Dale Porter and to appoint him to the position of the interim position of Secretary Treasurer . Dale Porter was also added to the checking and savings account. A board meeting was then set for Thursday May 22, 2014 at 10 am. Meeting was adjourned at 10:17 am

PREPARED BY:

DATE:

PROJECT TITLE:

- 1 Meeting held via phone conference officially
2 adding Dale Porter to board -
3 - Adding Dale to checking acct.
4
5 - Board meeting ~~set~~ for Thursday, May
6 22, 2014 @ 10 AM
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