

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

DATE: March 17th, 2023 TIME: 7pm

Zoom Link Attached to bottom of the agenda

209.0051. OPEN BOARD MEETINGS. (e) Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be: (1) mailed to each property owner not later than the 10th day or earlier than the 60th day before the date of the meeting; **OR** (2) provided at least 144 hours before the start of a regular board meeting and at least 72 hours before the start of a special board meeting by: (A) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners association members: (i) in a place located on the association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or (ii) on any Internet website available to association members that is maintained by the association or by a management company on behalf of the association; and (B) sending the notice by e-mail to each owner who has registered an e-mail address with the association. (f) It is an owner's duty to keep an updated e-mail address registered with the property owners' association under Subsection (e)(2)(B).

1. Call Meeting to Order
2. Roll Call
3. Establish Quorum

Old Business

1. Community Center Rental
2. Volunteer Agreement/Policy
3. Mailboxes

Standing Items

1. Read & approve minutes from previous meeting
2. Roads & Drainage
3. Architectural Control Committee Appeals
4. Act on Noncompliance fines (By-Laws, Article V, Section 3, item 1)
5. Discuss/Act on initiation of foreclosure actions (By-Laws, Article V, Section 3, item 3)
6. Discuss/Act on initiation of enforcement actions (By-Laws, Article V, Section 3, item 4)
7. Discuss/Act on amending the budget (if needed)

New Business

1. Appoint Secretary
2. Discuss/Act on increase of assessments by 20% for 2024 (CC&Rs article 5.3)
3. Discuss/Act on the sale of reserve areas (By-Laws, Article V, Section 3, item 12)
4. Discuss/Act on levying special assessments (CC&Rs article 5.4) must be brought to community for a vote, CC&Rs article 5.5
5. Discuss/Act on possibility of community vote to increase annual assessments by more than 20% (CC&Rs article 5.3) must be brought to community for a vote, CC&Rs article 5.5
6. Discuss conditions of amenities and community assets
7. Act on sale of Large John Deere and implements (VIN/Serial numbers needed)
8. Act on sale of extra generator(s)
9. Act on USPS dropping parcels at office during business hours as a convenience to the property owners (sign up for program must be done at Post Office)
10. Discuss/Act on opening account with First State Bank in Blessing for reserve funds

Community Comments

President Report

Vice President Report

Secretary Report

Treasurer Report

Director Report

Executive Session

1. Employees
2. Discuss details on needed repairs to community amenities/assets

Adjourn

Tri County is inviting you to a scheduled Zoom meeting.

Topic: Tri County's Zoom Meeting

Time: Mar 17, 2023 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83977227314?pwd=QVhocFNkcVNtOVZFcDEzU3YyQ3kwQT09>

Meeting ID: 839 7722 7314

Passcode: 766255

One tap mobile

+13462487799,,83977227314#,,,,*766255# US (Houston)

+16699006833,,83977227314#,,,,*766255# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

Meeting ID: 839 7722 7314

Passcode: 766255

Find your local number: <https://us06web.zoom.us/j/kcTUTbFpNj>

Initiation of Foreclosure for Liens Filed December 2022

Sec/block/Lot

1. 1-A-19
2. 2-A-9
3. 2-A-10
4. 2-A-26
5. 2-A-27
6. 2-C-17
7. 2-D-4
8. 2-D-5
9. 2-D-14
10. 2-D-12
11. 5-C-4
12. 3-60
13. 3-69
14. 3-163
15. 3-199
16. 3-284
17. 3-285
18. 4-29
19. 4-50
20. 4-173
21. 4-295
22. 5-34
23. 5-170
24. 5-205
25. 6-10
26. 6-41
27. 7-88

Initiation of Enforcement/Noncompliance Fees

Section III: Lots 79, 168, 208

Section IV: Lots 44, 53, 54

Section V: Lots 19, 23, 26, 60, 84, 85, 212

Section VI: 1, 42, 46, 48, 71, 72

Section VIII: 24, 32, 33, 38, 39