

Tri-County Point POA
Minutes of Annual Meeting
January 25, 1992

Meeting called to order by William Winnie III, Chairman of the Board.

Reading of previous meeting's minutes dispensed with by unanimous approval.

New officers elected: Dr. Ron Richards, President
William Winnie III, Vice President/Secretary
Susan Jessup, Treasurer

Committee Chairs Appointed: Jo Reilly, Liason Committe
Bill Reilly, Steering Committee

Financial reports made by outgoing Treasurer William Winnie, who suggested that all remaining 1991 maintenance fees be transferred to a separate reserve account, and any delinquent 1991 receipts be deposited to this account. The reserve account is to be held in reserve until such time as the Association gains control of the common areas and amenities as specified in the Covenants governing Boca Chica Development, then used to make necessary repairs and refurbishments to bring the amenities on line. He also noted that there has never been a certified audit of the Association's books, as is the usual practice for our type of corporation, and suggested to the Board that we have one done as soon as possible. Both suggestions approved.

William Winnie reported that work is under way to bring the sewer system on line, and that we recently underwent an inspection on the water and sewer systems and that both systems received favorable reports.

Discussion was held regarding expanding the on-site manager position to include keeping the books of the Association, writing checks as necessary, and full charge of day to day operations of the Association, with a corresponding increase of the management fee to \$1,000 per month. This passed, with Susan Jessup abstaining from both the discussion and the vote, as she felt it would be conflict of interest since she is the current manager.

Manager Susan Jessup suggested a computer system be purchased to simplify keeping Association records, especially the roster of owners of lots and who has and has not paid their assessments, and reported that one of the property owners has volunteered to assist in selecting and setting it up. After a short discussion, which included inquiry into what would be necessary to bring the system on line, an expenditure of up to \$1,800 for a computer system, desk, and chair; plus a \$200 supplement for February, March, and April 1992 to the manager fee to reflect the additional duty of bringing the system on line and working out the bugs. Susan Jessup abstained from this vote also.

William Winnie presented a report from Jo Reilly on the progress in the lawsuit - nothing new to report. Ben Wallis, our attorney is concentrating his immediate efforts on getting control of the pool and surrounding acreage, which is identified in the plans for Boca Chica Subdivision as "Recreational Area". He is trying to get the court either to deed this area over to the Association, or at least lease it to us for a nominal fee, pending the outcome of the full case. Either would permit the Association to repair the pool and place it in service.

Susan Jessup brought before the board complaints by some of the property owners regarding the condition of the roads, which is aggravated by heavy trucks using our roads. This has been brought to the attention of our attorney Ben Wallis, who has advised us to do nothing about the roads directly, because they are a major part of our complaint against Boca Chica Development Company and the Applings, and to even start any kind of repairs or improvements might jeopardize our case against them. He has suggested that an appropriate course of action would be to find out who is responsible for the heavy trucks using our roads and have our officers approach them to either repair and maintain the roads they are using, or at least repair the damage they have already done and stop using our roads. The Board voted to adopt this course of action.

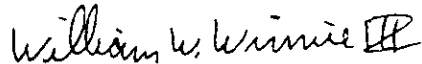
The issue of the fishing pier and lights on it was raised (again!) and Susan Jessup reported that her husband has volunteered to research the cost of acquiring and installing a timer system, and the cost of operating such a system. The Board appointed him as a committee of one to do the research, with the specific understanding that no Association funds are to be expended without prior approval, and that he is to direct particular attention to the cost of operating the proposed system once installed.

William Winnie reported receipt of an announcement of the annual meeting of the Texas Rural Water Association, of which the Association is a member, in Fort Worth in March, and suggested we ask Jo and Bill Reilly to attend as our representative, at Association expense. Approved.

There being no further business, the meeting was adjourned.

Note: All board actions were approved by unanimous vote, except for the increase in the manager's duties and compensation, which Susan Jessup abstained from voting on.

Respectfully submitted,



William W. Winnie III,
Secretary

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

I.
Time and Place

The following are the minutes of the special meeting of the Board of Directors of TRI-COPPOA held at the property of the Board President, Ronald C. Richards, D.D.S. on July 11, 1992.

II.
Authority to Act

Present at this meeting were all three Board members, Ronald C. Richards, D.D.S., William Winnie, III, and Susan Jessup.

III.
Appointment of Secretary
By Unanimous Consent the board appointed Vicki Richards as Secretary effective immediately. Mrs. Richards accepted the appointment.

IV.
Licensed Water and Sewer System Operator

The Board discussed that because of the increased demands in the areas of testing and monitoring being required by the State Water Commission, it is no longer physically possible for Dennis Spencer to adequately provide the services necessary to keep our Water and Sewer systems in compliance with state standards. The Board voted to contract with Dwight Vavra and Glenn Seyferth who are both licensed Water and Wastewater Certified Utility Operators. As per their recommendation following an on site inspection of our facilities, the Board authorized the purchase of a flow meter and sight glass for our water tanks (required by state).

V.
Legal Matters

The Board ask Dr. Richards to contact the association's lawyer, Mr. Ben Wallis, regarding several legal questions the Board had, including but not necessarily limited to :

- 1) The current status of our efforts to obtain the swimming pool and the bath house in Section II.
- 2) Approaching both Appling and the RTC regarding possibly issuing a joint deed turning the above mentioned properties over to TRI-COPPOA.
- 3) Approaching Appling in regard to deeding to TRI-COPPOA the property at the base of the Boat Ramp and Fishing

- Pier, which looks to be property he owns outside of what is involved in the disputed Boca Chica property.
- 4) Write a letter to the appropriate person with Newman Production, demanding that they repair the roads that their trucks have destroyed and requesting they keep them in good repair in the future.
 - 5) Prepare for TRI-COPPOA a Release of Liability document for independent contractors used by the association to sign.

VI.
Swimming Pool

Hoping that acquisition of the pool is still possible this summer, the Board authorized the manager, Susan Jessup, to get at least 3 bids on restoring the pool. When the time comes, the Board will meet to discuss and determine which bid should be accepted.

VII.
Policy Statements

The Board discussed and accepted 3 Policy Statements. These statements are attached to these minutes and also on file in the TRI-COPPOA manager's office.

VII.
Adjournment

There being no further business to come before the Board at this meeting, the meeting was adjourned.

Dated: July 11, 1992

Vicki Richards, Sec.
Vicki Richards, Sec.

Approved:

Ronald C. Richards, D.D.S., Pres.
Ronald C. Richards, D.D.S., Pres.

William Winnie, III, V.P.
William Winnie, III, V.P.

Susan Jessup
Susan Jessup, Treas.

Tricounty Point POA, Inc.
P.O. Drawer 798
Palacios, Texas 77465

Board of Directors Policy Statements

July 11, 1992

Property Owner Grievances

Any grievances should be submitted first to the TricOPPOA Property Manager in writing to the above address. The Manager will then respond to the grievance in writing. If the property owner is not satisfied, they may then appeal to the TricOPPOA Board.

Consumption of Alcohol

Consumption of alcohol in all TricOPPOA common areas is expressly prohibited.

Facility Usage Cards

Facility Usage Cards are to be issued annually to property owners who are current in payment of all assessments and in good standing with the Property Owners' Association.

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

I.
Time and Place

The following are the minutes of the special meeting of the Board of Directors of TRI-COPPOA held at the office of Ben Wallis, attorney for the association, in San Antonio, Tx. on October 19, 1992.

II.
Authority to Act

Present at this meeting were all three Board members, Ronald C. Richards, D.D.S., William Winnie, III, and Susan Jessup.

III.
Legal Matters

The primary purpose of this meeting was to meet with Ben Wallis, as well as Floyd Appling and his attorney, to discuss the possibility of approaching the RTC jointly in an effort to get some response from them regarding common use areas which Mr. Appling agrees should be deeded over to the property owners association. Both attorneys were instructed to contact the RTC urging prompt action in this matter.

IV.
Payroll Matters

Dr. Richards and Mr. Winnie met privately to discuss the duties of the Property Owners Association manager, a position which is currently held by Susan Jessup. Increased responsibilities placed upon her by the association, including the water and sewer now operated by the association, have turned what was once a part time position into a fulltime position. Because of this they felt her salary should be adjusted to a monthly amount comparable to others in her type of position. It was also their decision, based on research done by both of them, to convert Susan and Danny Jessup to the status of employees of the association. Recent changes in each of their job descriptions caused them to fall in the category of "employee" as outlined by the Internal Revenue Service.

V.
Water and Sewer System

The Board authorized Danny Jessup to look for a used Back Hoe and sewer pumps. It is the feeling of the Board that if

these items can be obtained at a reasonable price they will be invaluable in the maintenance of the water and sewer system. It is our goal to provide system repairs with as little interruption of service as possible. We feel a Back Hoe on site, as well as back-up sewer pumps, will help us achieve this. The Board is to approve any purchase of these items prior to payment and delivery.

VI.
Adjournment

There being no further business to come before the Board at this meeting, the meeting was adjourned.

Dated: October 19, 1992

Vicki Richards, Sec
Vicki Richards, Sec.

Approved:

Ronald C. Richards, D.D.S., Pres. William Winnie III, V.P.
Ronald C. Richards, D.D.S., Pres, William Winnie, III, V.P.

Susan Jessup
Susan Jessup, Treas.