

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

14 County Road 480 * Palacios, Texas 77465

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Semi-Annual Membership Meeting Minutes

February 28, 2015

Meeting was opened at 1:00 pm with invocation by Sanjay Thompson. It was established there was a quorum.

Stanley Kazwell, President of the Board of Directors, took the floor and addressed a number of issues raised by some members. These included the POA Charter being reinstated, the situation regarding liability insurance for the Association, and the basis for new board members being appointed by the existing Board of Directors. Michael Gainer, the Association's attorney, was present and addressed the issue of a property owner being granted partial releases of lien.

Dale Porter, Secretary/Treasurer, then went over the Profit and Loss Statement for all of 2014 on a line by line basis. Stanley Kazwell then took questions from members. Question was raised about POA tractor, a member said it was too much for our needs, perhaps we need to downsize (get a smaller tractor). Another question about using outside contractors for backhoe services since the POA no longer owns a backhoe. Stanley said the Board would look around at prices for backhoes. Jack Ward said used equipment from the oilfields can be picked up for a decent price. Questions were raised about the POA's water and sewer infrastructure, Stanley said it is aging and in need of upgrading. A property owner asked if current revenues were sufficient to cover upgrading water and sewer infrastructure, answer was 'no, not nearly enough'. Arlon Denby asked if the boat ramp was scheduled to be dredged soon; it has silted in to the point where many owners cannot launch their boats. Stanley could not guarantee that the boat ramp would be dredged soon due to the need to make the Association's finances last through the year.

Shelia Brown then discussed what the Boca Chica Beautification Committee was doing around the community and welcomed anyone interested to join in.

A motion was made and seconded that the meeting adjourn. The meeting was adjourned at 2:15 pm.

4/25/2015

Minutes

- 10:00 am: Call to Order
- Introduce Philip Givens (TCEQ Representative)
- Philip Givens begins with FAQ Water Supply Corporations
 - no standby fees allowed under WSC rules (answer to question)
 - WSC is a non-profit corporation
 - WSC is primarily funded by rates (payments)
- Members can appeal to Public Utility Commission (PUC)
- 90 days must
- ~~Drills~~ Several questions regarding whether drilling wells is permitted.
- Board of Directors has sole authority to set rates - members can appeal rates to PUC
 - Rate Study
- 1 Vote per member regardless of how many lots
- Agenda must be posted 72 hrs in advance of meeting [Open Meetings Act]

• Meter would have to be pulled in order for membership to cease.

- 5 members on Board of Directors
- Rules
- TCEQ Chapter 290
- Texas Utility Commission

• Texas Rural Water Association - can help

3/6/85

• Texas Water Development Board $\frac{5}{80}$
- Forgiveness

• Bylaws vs. Deed Restrictions

• Inspection records

We Need This

• Capital Improvement Plan - hire an engineer to evaluate the system

Applied Date	Job	Location	Outcome
1. 3/2/2014	Substitute Teacher	Houston, TX	Not hired
	KIPP Houston		
2. 3/4/2014	Office Assistant	Palacios, TX	Not hired
	TRICOPPA Office		
			Interviewed on 3/17
3. 5/15/2014	Army's Electronics	Weslaco, TX	

Office Staff
Stephanie Camp

2015

President Stanley Kazwell

V. President

Secretary

Treasurer

Dale Porter / Thomas Swederski

50% tot fees to developer + Tractor work

By laws Voted 375 For 32 against,

Park Named "The Lady Odowd"

**Notice of Proposal to Amend the Restated By-Laws
of Tri-County Point Property Owners Association**

To: All TRICOPPOA Members

From: TRICOPPOA Board of Directors

Regarding: Proposed Second Restated By-Laws of Tri-County Point Property Owners Association

Memo: The TRICOPPOA Board of Directors has voted to submit a proposal to amend the By-Laws to the Members for a Membership vote at the 2015 Annual Meeting of the Membership scheduled to take place at **1:00 p.m.** on Saturday, October 24, 2015.

Pursuant to Article XV of the current TRICOPPOA By-Laws, this notice shall serve to inform all Members of the proposed By-Law amendments. A true and correct copy of the proposed Second Restated By-Laws of Tri-County Point Property Owners Association is attached hereto, with changes ***BOLD & ITALIC***. The reasons for the proposed amendments are as follows: 1) to increase the number of Directors from three to five; 2) to provide for staggered terms of election for the five Director positions; 3) to create separate officer positions for Secretary and Treasurer; 4) to incorporate the one prior By-Law Amendment into the text of the Second Restated By-Laws (***UNDERLINED & ITALIC***); 5) to update the By-Laws so as to be consistent with current Texas statutory law applicable to property owners' associations; 6) to enhance Membership voting rights by clarifying notice requirements for meetings of the Membership and for meetings of the Board of Directors; 7) to clarify which matters may be addressed by the Board of Directors in executive sessions, and which matters must be addressed in open session of a Board meeting; 8) to clarify that proxies and/or ballots may be received by the Secretary at any time prior to a Membership meeting being called to order; and 9) to allow the Board of Directors by unanimous vote to amend the By-Laws to comply with mandatory Texas statutory law applicable to property owners' associations.

Tri-County Point Property Owner's Association
Cash On Hand
10-22-2015

General Funds

Water and Sewer Bank Account: \$9,230.66

Maintenance Bank Account: \$11,017.89

Savings Bank Account: \$28,964.27

Total Cash On Hand \$49,212.82

Special Funds

Pier Bank Account \$5,369.02

Tri-County Point Property Owner's Association
October 24, 2015, 1 PM. At Boca Chica Community Center
Membership Meeting Agenda

- 1P.M. Call to Order
- Pledge of Allegiance/Invocation
- Establishment of Quorum
- Opening Remarks
- Presentation of last Membership meeting Minutes
- Bylaws Adoption Discussion
- Bylaws Adoption Vote
- Treasurer's Report
- Old Business
- New Business
- Announcement of Bylaw vote results
- Special Presentation and Closing Statements
- Adjournment

Tri-County Point Property Owner's Association
Board Meeting Agenda
10-24-2015

11 AM Call to Order

Confirm Quorum

Old Business

- Review 2015 P&L -- Bank Accounts
- Pier Project Status
- Delinquencies
- Audit

New Business

- Building permits
- Discuss membership/bylaws meeting procedures

11:15 Adjournment