

Tri-County Point POA
Annual Meeting Minutes and Minutes of Special Board of Directors Meeting
November 9, 2024, commencing at 2:00 p.m.
14 County Road 480
Palacios, Texas 77465

Minutes of Annual Meeting Nov. 9, 2:00 p.m.

1. Call to Order 2:00 p.m.
2. Roll Call – all Directors present
3. Establish Quorum – No quorum, meeting adjourned.

Minutes of Special Board of Directors Meeting, November 9th, 2024

1. Call to Order – 2:05 p.m.
2. Roll Call – all Directors present
3. Establish Quorum – quorum established

Standing Items:

1. Read and approve Minutes: April 30, 2024, October 3, 2024, and October 28, 2024. Karen Moved and Tim seconded. All Minutes approved.
2. Discuss/Act Roads and Drainage
Sections 3, 5 and 7 have issues on a few roads. Section 4 still has issues, Laurie to reach out to Jackson County Engineer to get assistance regarding this section.
3. Architectural Appeals – None
4. Discuss and Act of Enforcement Actions – None
5. Discuss/Act on Collections and/or Foreclosure Actions - Four foreclosures in progress, one foreclosure paid in full.
6. Discuss/Act on Budget Amendments - No Amendments

Old Business:

1. Discuss/Act on sale of reserve areas located in Section V; Property ID 4036000050000; Quick Ref ID 12717 – action taken, see Item 2.
2. Discuss/Act on sale of reserve areas located in Section V; Property ID 4036000060000; Quick Ref ID 12718
Ten lots on each tract, lots need to be subdivided. Karen moved and Tim seconded that the lots be subdivided and sold. Motion passed. Laurie instructed to contact Association Attorney to start the process.
3. Discuss /Act on Road Signs – Some roads not marked. The cost to place road signs on each road is \$7,700, which does not include labor and materials. As everybody uses GPS, Karen moved, Tim seconded that we do not place signs on each road. Motion passed.
4. Update concerning abandoning front setbacks – front setbacks were changed to 15 feet from property line. Change will be recorded with Jackson County.

5. Update concerning Pool Renovations – Budget was adjusted not to exceed \$60,000.00. Renovations to start in January 2025.
6. Discuss/Act on improvements for Section V Commercial lot 16 access in 2025 - Mr. Michael Kazwell stated that the road condition was bad that Recreational Vehicles could not get to the RV lots and asked for the road to be improved. The water line and electric was discussed. Mr. Kazwell was advised to come back to the Board with a plan with exactly what he wanted done. No action was taken.

New Business:

1. Discussion on Inflated Tap Installs from CSWR – Laurie stated that water and connections were approximately \$9,000.00. She asked everyone that was having issues with CSWR to send her emails, photos, statements for work done etc. She suggested that everyone read the Tariffs on the CSWR website.
2. Discuss/Act on retaining Attorney Gainer for possible suite concerning inflated tap installs - President Clint Hammonds advised homeowners that the Board was contemplating filing a Class Action Suit against CSWR for the high installs. He urged everyone having issues to send information to Laurie and also mentioned that the community may be asked for donations to help pay for legal expenses for the class action suit if it came to that.
3. Discuss/Act on staff raises/PTO – This was discussed in closed session with the following decisions made. General manager will receive Board approved raise beginning January 1, 2025 with PTO of 60 hours annually. Lead maintenance will be decided at the following meeting. Holiday bonuses approved for all staff.

Other:

1. President Clint Hammonds advised that the 2025 Budget was the same as 2024 Budget.
2. Mr. Tatham asked how determination was made to grade the roads.
3. Mr. Yates expressed concern regarding the high water bills.
4. Mr. Goodman stated that he had a sewer pad coming out of the ground and was having difficulty with CSWR.
5. Mr. Boone expressed concern about the number of people speeding in the community.

President Clint Hammonds thanked everyone for coming and for their input.

There being no further business to come before the Board the meeting adjourned at 3:11 p.m. and the Board adjourned to Executive Session.

The above is a correct copy of the Minutes of November 9,2024, Special Meeting of the Tri-County Point POA Board of Directors.

Clint Hammonds, President

Jan Park, Secretary