



Regular Board of Directors Meeting
July 27, 2026 at 6:00pm
Community Center
829 County Road 477 Palacios, TX 77465

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 the Meeting to Order
2. Roll Call
3. Establish Quorum
4. Pledge

Community Comments

3-minute limit on non-agenda items and 3-minute limit on agenda items, to be heard when that item is called.

Standing Items

1. Read & approve minutes from previous meeting
2. Roads & Drainage
3. Architectural Control Committee Appeals
4. Discuss/Act on initiation of filing lien affidavits
5. Discuss/Act on initiation of foreclosure actions
6. Discuss/Act on initiation of enforcement actions
7. Discuss/Act on amending the budget

Agenda Items

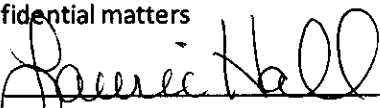
1. Discussion and possible action to update the authorized signers on the Association's Reserve Account at The First State Bank, account ending in 1602, and to authorize any related banking documents. (*General Manager*)
2. Discussion and possible action to amend the current fee schedule to increase fees for mailed collection and compliance notices. (*General Manager*)
3. Discussion and possible action to select a contractor to replace the boat ramp fence and install automatic gate(s). (*Vice President*)
4. Discussion and possible action to select a contractor for the replacement of the cabanas located at the pier and boat ramp. (*Vice President*)

5. Discussion and possible action regarding the Request for Proposals (RFP) for seasonal grounds maintenance of designated common areas. *(Director)*
6. Discussion and possible action to issue a Request for Proposals (RFP) for vegetation management and lot compliance services for non-compliant lots. *(Treasurer)*
7. Discussion and possible action regarding the three-year audit. *(Secretary/General Manager)*
8. Discussion and possible action regarding maintenance building. *(Director)*
9. Discussion and possible action regarding the Board's bid policy and procedures. *(Secretary)*
10. Update on the Community Center's east-side siding replacement project. *(Director)*
11. Discussion and possible action to waive the Community Center rental fee for September 5, 2026, for a fundraiser benefiting the Carancahua Community Volunteer Fire Department. *(General Manager)*

At any given time, the Board of Directors have the right to adjourn & convene in executive session: Sec. 209.0051. OPEN BOARD MEETINGS. (a) This section does not apply to a property owners' association that is subject to Chapter 551, Government Code, by application of Section 551.0015, Government Code. (c) Regular and special board meetings must be open to owners, subject to the right of the board to adjourn a board meeting and reconvene in closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the property owners' association's attorney, matters involving the invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the board. Following an executive session, any decision made in the executive session must be summarized orally and placed in the minutes, in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session to include.

- Lawsuits
- Privileged communications with attorney
- Actions involving personnel
- Contract negotiations
- Enforcement actions
- Other confidential matters

Posted by


Tri-County Point POA General Manager

on July 21/2026 at 12:30 AM (PM)