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## **Tri-County Point Property Owner's Association Special Board of Directors Meeting Tuesday, April 30, 2024 @ 7:00 PM via Zoom**

Sec. 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).

### **AGENDA**

1. Call to Order
2. Roll Call/Establish Quorum
3. Approval of Minutes from February 29, 2024
4. Public Comments
5. TCEQ fines of \$174,937.00 received April 23, 2024, hiring legal firm to include CSWR
6. Discussion on Commercial Section
7. CSWR request for land purchase; section VIII reserve for water well 4 expansion
8. Foreclosures (4) Section 2 block A lot 10, Section 2 block A lot 26, Section 2 block D lot 5, Section 5 lot 170
9. Community Center rental for church services once a month
10. Speed Limit Reduction on all Association owned roads to 15 MPH
11. Set a date for a community meeting

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

Tri County is inviting you to a scheduled Zoom meeting.

Topic: Special Board Meeting

Time: Apr 30, 2024, 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83256965015?pwd=djaE72wxTJzbWF4rBUuO4lnqYuz0aP.1>

Meeting ID: 832 5696 5015

Passcode: 577314

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