Tri-County Point POA

Regular Board of Directors Meeting
November 14, 2026 at 1:30 pm
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 (limited to 3 minutes on non-agenda items, comments on agenda items heard when that item is called)

Standing Items

1. Read & approve minutes from previous meeting(s)
2. Roads & Drainage
3. Architectural Control Committee Appeals
4. Discuss/Act on initiation of filing lien affidavits: there are many due to have liens perfected as of October 2026.
5. Discuss/Act on initiation of foreclosure actions
6. Discuss/Act on initiation of enforcement actions

Agenda Items

1. Discussion and possible action regarding the proposed 2027 Annual Budget, including any necessary revisions and approval by the Board of Directors.
2. Discussion and possible action regarding electrical service and any necessary electrical work for the Boat Ramp entrance gate, including contractor estimates and approval of expenditures.
3. Discussion and possible action regarding the electrical rewiring needs at the Community Center, including review of contractor estimates, proposed electrical work, and approval of associated expenditures.
4. Discussion and possible action regarding electrical service needs at the Maintenance Barn, including any necessary electrical work, review of estimates, and approval of associated expenditures.
5. Discussion and possible action regarding electrical work and installation of lighting at the boat ramp, including review of estimates and approval of associated expenditures.

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 Laurie Hall on 11/6/2026 at 1:25 am/pm.
Laurie Hall General Manager Tri-County Point POA