



Special Board of Directors Meeting

September 27, 2026 at 10:00am

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)

Agenda Items:

1. Discussion and possible action to approve a Corporate Resolution of the Board of Directors of Tri-County Point Property Owners Association authorizing the sale of Association-owned real property located at Section 2, Block C, Lot 12 (Appraisal ID R11547), and designating a Board officer authorized to execute the resolution, closing documents, and other documents necessary to complete the sale.
2. Discussion and possible action regarding the purchase of a new Bad Boy lawn mower and a trailer including review of estimates provided by Brazos Power Sports and authorization of the purchase.
3. Discussion and workshop regarding the proposed 2027 Association budget, including review of anticipated revenues, operating expenses, capital expenditures, and assessment requirements, and preparation of the budget for presentation and consideration at a subsequent open meeting.

4. Discussion and possible action regarding obtaining a professional reserve fund study to evaluate the Association's long-term capital improvement, infrastructure maintenance, and replacement needs, including projected costs, recommended reserve funding levels, and potential funding strategies.
5. Discussion and evaluation of the need for a potential increase in annual property assessments for 2027, including projected operating expenses, capital improvement needs, reserve fund requirements, and the Association's long-term financial obligations.

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 _____ on ____ / ____ /2026 at ____ : ____ am/pm.