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Special Board of Directors Meeting Minutes  
November 19, 2025

**“copy of letter from TCEQ is attached to these Minutes.”**

**1. Call to Order**

Meeting was called to order at 7:06 p.m. by President Ronnie Mears

**2. Roll Call**

The following directors were present:

Ronnie Mears	President
Jan Park	Secretary
Karen Gallaher	Treasurer (attended via phone)

**3. Establish Quorum – Quorum present**

Before getting to New Business Ronnie asked Laurie to read a letter dated October 29, 2025 from TCEQ regarding the status of the fines owed by the Association. Laurie stated that the outstanding fines due to TCEQ totaled \$172,000.00 and they were dissolved. She proceeded to read the letter and a copy of same is attached to these Minutes. Ronnie thanked Laurie for all her hard work regarding this matter.

**New Business**

**1. Approve Minutes from November 8, 2025.**

Karen moved and Jan seconded that Minutes from November 8, 2025, Special Meeting be approved. Motion passed – unanimous.

**2. Consideration and possible action to appoint Vice President. The Board will consider candidates and may take action to appoint.**

Ronnie stated that voting by the Board would be done in closed session for the three candidates. No other candidates came forward to fill the position of Director. Ronnie asked the three candidates, Mary King, John Moore and Lynda Switzer if they would be willing to take the Director position. All three answered in the affirmative. Ronnie advised them that the Vice President position would come up for re-election in 2026 and the Director position would come up for re-election in 2027. He advised that at the 2026 Annual Meeting it would be the Vice President and Secretary position up for election, and the 2027 Annual Meeting would be the Director and Treasurer up for election. The Board stepped outside to discuss this matter

Ronnie announced that the Board had decided that Lynda Switzer would be Vice President and John Moore would be Director. He advised Mary that this was in no way a reflection on her and for him personally her qualifications and the things he read about her she had some very good things she had done with her career that he believed this Board could use committee wise and he would like to visit with her in the future. Mary thanked the Board for their consideration. He thanked all three candidates for their time and consideration and welcomed John and Lynda to the Board. He also noted that John has a CPO (Certified Pool Operator Certificate).

**3. Consideration and possible action to appoint Director. The Board will consider candidates and may take action to appoint 1 of 2.**

Covered in Item 2 above.

**4. Board discussion of current Association matters and orientation for newly appointed Board Members. Following appointment(s), the Board will conduct an overview of ongoing Association business, including operations, maintenance, finances, projects and any other pending issues to orient the new Board Members.**

Ronnie discussed the fence at the boat ramp and inquired if we had an RFP (Request for Proposals) for same. Laurie stated that she had two quotes to date and it was just to give the Board a budgetary idea of the cost. She stated that one quote was for \$50,000.00 and the other was for \$25,000.00. The quote for \$50,000.00 was given by a contractor who came out to the site to look it over and included electronic gates that ran on solar power. The other contractor did not do a site visit and did not include electronic gates in his quote. Laurie suggested that the "Git Her Done" Committee could possibly do the fencing and maybe get a quote for electronic gates. She felt that the card access for the pier and bathrooms helped tremendously to keep them in good shape.

Karen asked if we had bids for the bulkhead at the boat ramp. Laurie responded that she had received one at the time the pier was being worked on for \$75,000.00. Karen stated that she didn't want the fencing damaged when they were bringing in equipment for the bulkhead repair. Ronnie responded that the contractors would need to supply proof of

insurance and would need to pay for any damage done. Ronnie asked the members if they knew of contacts that did bulkheads or fencing to contact the office and give Laurie their contact information.

Ronnie asked Laurie for other projects that need to be addressed. She stated that the Community Center siding needed to be replaced and the roof still needs to be fixed. A contractor came out and could not ascertain where it was leaking from. Laurie stated that we received \$8,800.00 on the insurance claim with \$1,000.00 deductible. Funds were deposited in the General Fund. John inquired if the material at the shop was for the pier bathrooms and pool bathrooms. Laurie confirmed that they were and they just needed to locate a contractor. Lynda asked if the Community Center could be classified as a historical building as it was over 100 years old noting that if it could be classified as a historical structure, we may be able to get grants to improve it. Laurie also noted that there was a bad leak in the ladies bathroom that needed to be repaired.

Discussion took place regarding the BBQ Cook-off which is scheduled for April 24<sup>th</sup> and 25<sup>th</sup> sponsored by Stan. A brief discussion was held regarding the possibility of getting card readers for the Community Center and redesigning the bathrooms so that they would be accessible from outside the Center. If that was not feasible porta potties and hand-washing stations would be available. It was also suggested by Lynda to have a professional Judge come to the event at the event and sell raffle tickets for a grand prize. Stan stated he would willingly sell raffle tickets at the store.

John asked if there was any update on the drainage issue. Laurie informed him a meeting was being planned with Scheibe (the engineering firm), Mr. Givens (Manager of County Wide Drainage) and the County Judge. Laurie stated that she advised the parties that she be informed when the meeting was set so she could attend. She was informed that the next grant cycle is in 2028 and the POA would need to have the assistance of the County to obtain a grant for drainage.

Commissioners' Court meets on the second and fourth Tuesday of each month and Laurie suggested that maybe we could get on the Agenda under Public Comments to discuss the drainage issues.

Jim Yates commented on the conditions of some of the culverts and overgrown lots in the community and asked if anything could be done about that. Laurie responded that the Deed Restrictions address this issue, however they do not have a requirement that fines can be imposed so the Board's hands are tied until the Deed Restrictions are changed and that there must be a community wide vote with most of the community in favor. The problem is that we have a lot of members that are delinquent in dues, have no correct address on file and it is expensive to send out letters to all lot owners. Laurie stated that it cost \$1600 in postage to send letters out for the Annual Meeting. Ronnie mentioned that it can now be sent out via email, Laurie said that the By-Laws stated it must be mailed out and to change that the By-Laws would need to be changed.

(unknown property owner) Complained about speeding in the community and asked if the Sheriff could issue tickets to speeders. Laurie advised that there was a process that would need to go before Commissioner's Court for the Sheriff to be able to issue tickets, each road must have a street name, a speed limit sign, stop sign and yield signs. A few years ago Laurie investigated this and the cost for all the signs needed was approximately \$11,000.00.

There being no further business to come before the Board, Jan moved and Lynda seconded that the meeting adjourn. Motion passed, meeting adjourned at 8:14 p.m.

The above is a correct copy of the Minutes of November 19, 2025 Special Board of Directors Meeting of the Tri-County Point POA Board of Directors.

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Ronnie Mears, President

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Jan Park, Secretary

**ADD TCEQ LETTER TO MINS**

Brooke T. Paup, *Chairwoman*  
Catarina R. Gonzales, *Commissioner*  
Tonya R. Miller, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 29, 2025

Clint Hammonds, President  
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION  
14 County Road 480  
Palacios, Texas 77465

Via email

Re: Review of Pending Enforcement Action for TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION; RN103015053  
Docket No. 2021-1559-MWD-E; Enforcement Case No. 61625

Dear Clint Hammonds:

On April 12, 2024, the Texas Commission on Environmental Quality ("TCEQ") Enforcement Division informed you of the above-referenced pending enforcement action. This letter is to inform you that the TCEQ has completed its review of this matter. Based on review of the entire case file, the Enforcement Division is administratively resolving this matter. As such, all of the violations documented in the Notice of Enforcement letter dated April 19, 2022, and the Proposed Agreed Order mailed to you on April 12, 2024, are resolved. Applicable TCEQ databases will be updated to reflect the resolution of these violations.

We appreciate your cooperation in this matter and should you have any questions, please contact Mistie Gonzales of my staff at (254) 761-3056 or at [mistie.gonzales@tceq.texas.gov](mailto:mistie.gonzales@tceq.texas.gov).

Sincerely,

*Laura Draper*

Laura Draper, Manager  
Enforcement Division

LD/mg