

**DRAFT**  
Special Board Meeting Minutes - Tri-County Point POA  
September 30, 2023 — via Zoom

1. The meeting was called to order at 6:11 p.m. Roll call showed the following directors present:

President, Clint Hammonds  
Vice President, Pete Robles  
Treasurer, Karen Gallaher  
Secretary, Jan Park  
Director, Tim Collins

2. A quorum was established.
3. Public Comments – Captain Tony Wright – City of Houston Fire Department.

Captain Wright introduced himself and stated that he and his wife Sandra have property in Section 7. He advised that he was a professional firefighter and a paramedic. He has been in emergency services for 32 years. He currently works for an ESD in Harris County. He stated that because of the recent fire events in Bocca Chicha (September 3<sup>rd</sup> and September 15, 2023), there was a growing concern among the Bocca Chicha Community that there was a need for some sort of fire suppression. (Salt water cannot be used to suppress a fire). He noted that he was informed that it took approximately 40 minutes before any help arrived. Clint advised that this could not be confirmed as he hadn't checked the Jackson County Records.

Captain Wright gave a very detailed presentation of what was needed to have fire suppression services in Bocca Chicha. A copy of his presentation is attached to these Minutes as "Attachment A".

Karen and Clint stated that they had contacted CSWR to see if there was any possibility of putting some hydrants in the community or drilling a well. They are waiting to hear back from the engineers.

After a brief discussion it was decided that Chief Wright and Karen would talk to the local ESD (Emergency Services District) to see what could be done to assist Tri County in obtaining fire suppression services.

Clint thanked Captain Wright for his presentation.

4. Approval of Minutes – July 1, 2023, Board of Directors Meeting.  
Karen moved and Pete seconded the July 1, 2023, Minutes be approved. Motion passed.
5. Discussion and possible action regarding date for the Annual Membership Meeting (2023).

Pete moved and Karen seconded the Annual Membership Meeting be held on December 2<sup>nd</sup>, at 2:00 p.m. at the Community Center and via Zoom. Motion passed.

6. Discussion regarding upcoming election.

Clint asked Laurie to give an update regarding deadlines and ballots. Laurie stated that anyone wishing to apply for the position of Vice President or Secretary had to have their Letters of Intent filed no later than October 2, 2023, by 11:59 p.m. which would be sixty days before the Annual Meeting.

Clint inquired who had sent in Letters of Intent for the Vice President position to date. Laurie informed him that Dan Kohlert and John Moore had submitted Letters of Intent. Two Letters of Intent were filed for the Secretary position: Jan Park (incumbent) and Cecelia DeLeon. Clint inquired if Pete Robles, incumbent Vice President, was going to send in his Letter of Intent. Pete advised that there were some issues that he was waiting to see if they would be resolved prior to the deadline as he didn't want to commit and not be able to give 100 percent to the position.

Notices must be sent out at least 10 days prior to the Annual Meeting and no later than 30 days. Laurie stated that the cost to mail out the ballots last year was approximately \$1500. The community can vote in person, mail their ballot back or assign someone as a proxy. She is going to check to see if it can be sent out via Pay HOA that way there would be a record that everybody received a ballot. Karen stated that it is the responsibility of the homeowner to make sure that their information is correct for the mailout. It is not the responsibility of the Office to research whether the address is correct or not.

Clint suggested that a meeting be held at the beginning of October to discuss the agenda and ensure that everything was in order prior to the mailout.

7. Discussion and possible action regarding adding two additional Director positions to the Board of Directors

Jan Park stated that as the community has grown so much in the past year there may be some members that would like to be on the Board but didn't wish to hold an Officer position. After looking at the ByLaws they stated that you can only add an Assistant Position. The ByLaws would have to be changed and an election would need to be held. It would be something to think about for the 2024 election.

8. Manager's Report (Laurie Hall).

The following are highlights from the Manager's Report. The complete report is attached to these Minutes as Attachment 2.

- Liens - \$12,036.07 has been collected to date.
- Enforcement Action (overgrown lots) ongoing. The property owner will be charged \$150.00 shredding fee per lot.

- Violations (fees):
  - Certified mail fees: \$2,890.00 invoiced; \$1,310.00 paid; \$1,580.00 owed.
  - Shred fees: \$7,650.00 invoiced; \$2,610.00 paid; \$5,040.00 owed.
  - Admin fees: \$6,925.00 invoiced; \$3,025.00 paid; \$3,900.00 owed.
  
- Culverts and Ditches – 17 replaced to date.
  - Expenses:
 

Purchase of 21 culverts and delivery of same:	\$5,133.92
Mini Excavator Rental: monthly rental and delivery:	\$5,947.76
Limestone: (one load delivered)	<u>\$1,002.24</u>
<b>Total:</b>	<b>\$12,063.92</b>
  
- Bulkhead Repairs at Pier – repairs to begin Mid-October. The pier will be closed for approximately 3 weeks.
  
- Website: POA website address as follows: [www.Tricountypoa.com](http://www.Tricountypoa.com)
  
- Survey on unknown acreage: ongoing.
  
- Hazard Insurance: ongoing; Clint suggested that if windstorm is too expensive or unable to purchase another option would be to “nest egg” the funds so we have them in the event they are needed.
  
- Community Signage: John has almost completed the update to signage. He has been helping James with culverts and doing enforcement shredding, while James has been focused on culverts.
  
- Access Cards: Available at the office for purchase or owners can be invoiced on Pay HOA and cards will be mailed once paid.

Clint noted that the outstanding violation fees would be recouped when the property was either sold or the liens were paid by the property owner(s).

In closing Laurie thanked all the property owners that she had encountered, which made her job so much easier.

9. Discussion and possible action regarding enforcement issues including Liens, non-compliance fees or any violation of current restrictions.

Laurie announced that the following lots were in non-compliance:

Section 3: 61, 62, 63, 76, 82, 106, 110, 113, 116, 124, 125, 126, 135, 136, 163, 165, 173, 176, 177, 178, 186, 191, 192, 195, 199, 209, 210, 213, 215, 220, 221, 222, 224, 230, 231, 232, 233, 247, 248, 249, 267, 280, 281, 282, 284, 285, 286, 296, 298, 301, 302, 306, 308, 316, 327, 328, 335, 354, 377.

Section 5: 43

Section 7: 106

Section 8: 17

Clint asked for a motion to authorize Laurie to start enforcement proceedings on the above lots. Pete moved, Karen seconded. Motion passed.

Clint thanked Laurie, James and John for the excellent work that they were doing.

10. Discussion regarding Maintenance and facilities.

Clint inquired if John or James had any additional updates that were not covered by Laurie. John stated that the community was aware that there were some issues with the swimming pool this season and thanked the community for their support and patience as they were being fixed. He stated that there was some post season maintenance that needed to be addressed including blisters in the bottom of the pool. The pool will have to be drained in order to fix them. In addition, he stated that the pool lights also needed repairing and other cosmetic items that will be addressed before the pool opens up for the next season.

Clint thanked John for his report.

11. Treasurer's Report

Karen reported that year to date total income was \$219,000.00; total expenses year to date are \$248,000.00 resulting in a net income of -\$25,117.00. The report will be posted on the POA Website - [www.Tricountypoa.com](http://www.Tricountypoa.com) under the "financials" heading. Karen noted that the Association was currently in the red in income but was greatly improved by this Board. The bank balance is \$176,000.00. Clint asked if there were any questions. There were none.

12. Discussion and possible action regarding Certified Public Accountant (CPA)

Clint stated that in his opinion the current CPA was not serving the Association's needs and felt like she needed to be replaced. He noted that Laurie had been trying to work with her regarding the tax-exempt situation and had no results. Karen stated that she would reach out to the CPA and see if she had any updates. Clint suggested that if she is not receptive it would be his recommendation to ask for resumes for CPA's that would be qualified to perform the tasks needed for the Association.

13. Discussion and possible action on continued patrol of POA by Jackson County Sheriff's Office.

Clint advised that the current cost for patrol of Jackson County Sheriff's Office was \$1,000.00 per month for a total of \$12,000.00 per year. In view of the budget shortfall he asked the Board for their comments on whether they wanted to continue this service or just have them patrol certain times of the year. After a brief discussion it was decided that this

item would be tabled and be discussed at the Annual Meeting and ask the Community what they would like to do.

14. Discussion regarding special assessments for projects.

There was a lengthy discussion regarding this item. The Board was instructed to come up with suggestions for special projects and come up with suggestions as to what should be placed on the ballot for vote at the Annual Meeting. It was stated that a description of the projects and approximate cost of the project be included on the ballot.

The following were the items listed as most important to the Community from the survey that was submitted a few months ago:

1. Pier
2. Boat Ramp
3. Bathrooms
4. Pool
5. Playground

Discussion was held regarding dredging the Boat Ramp. Laurie informed the Board that the General Land Office needs to be advised when dredging is scheduled to start. In addition, the decking needs to be replaced, electrical needs to be replaced and other clean-up will be necessary. The Fish Farm had volunteered to assist in the dredging and were planning to start in May, however the floods hit and that was not a high priority for them. Clint stated that he would talk to the Fish Farm to see if they were still willing to assist in the dredging.

There was also discussion regarding raising the annual dues to increase the \$180.00 (20%) that was voted on so there would be additional funds to complete projects. If the Community voted down the additional increase in annual dues, then a special assessment would need to be voted on by the Community to complete a project.

Laurie stated there are currently 1599 property owners that should be paying annual assessments. There are approximately 370 that are delinquent. If the average 1229 property owners pay the \$180 annual assessment that would be an increase of approximately \$200,000.00.

The item was tabled pending results of research by the Board.

15. Discussion regarding 2024 Budget.

It was decided that Karen would send the Budget to the Board Members so that they could review the numbers and see where we are and how much we will need to operate next year so that we will have a better idea of how much money would be needed to keep us in the black. This item was tabled pending further review.

16. Discussion regarding dredging boat ramp.

This item was covered in Agenda Item 14.

17. Discussion regarding sale of certain reserve properties owned by Tri-County POA.

Clint advised that there are approximately 60 plus parcels in the community that we are having to keep up with and no income coming in from these parcels.

Karen advised that they were not parcels and would have to be subdivided and the Board would need to pay to have them subdivided, complete a survey and have Deed Restrictions established. Karen reminded the Board that we are currently \$25,000.00 in the negative.

Pete suggested that we need to find out where these properties are located and see if some of them may be used for water resources for fire suppression or storing of emergency vehicles.

A person in the chat asked how much the properties were worth and if they could be used as retention ponds. Clint responded that after they had been subdivided you would go with the marketable value, whether there were utilities on the property or not (sewer/water).

Laurie stated that there were platted lots in Section 2 and one in Section 7 and one in the commercial section. She also stated that some property owners in Section 2 have expressed an interest in purchasing those lots should they go up for sale.

Clint responded that when the properties go up for sale it would need to be open to all community members to bid on them. This item was tabled until further information could be obtained.

18. Discussion and possible action regarding fire protection.

This matter was covered in Agenda Item 3.

19. Old Business – None.

20. New Business – None

21. Adjourn – Karen moved, and Pete seconded that the meeting Adjourn. Motion passed.

Clint thanked everyone for joining the meeting and for the comments in the Chat.

Meeting adjourned at 7:53 p.m.

The above is a correct copy of the Minutes of the September 20, 2023, meeting of the Tri-County Point POA board of Directors.

---

Clint Hammonds, President

---

Jan Park, Secretary

