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## **Tri-County Point Property Owner's Association**

### **Special Board of Directors Meeting**

April 5, 2025 at 6:30 PM via Zoom

Zoom link attached

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
3. Establish Quorum

**Public Comments** (limit 3 minutes)

#### **New Business**

1. Consider and act on placing barricades on utility easements/alley ways to prevent damage and/or trespass (Hammonds)
2. Consider and act on placing barricades around Lots and parking area owned by the POA in Commercial section to prevent further damage (Hammonds)
3. Consider and act on removal of Fishville sign on POA property (Hammonds)
4. Discuss heavy construction after hours inside POA community (Hammonds)

5. Discuss a proposed date in June for an in-person community meeting to discuss issues within the community and future development/beautification. (Hammonds)
6. Discuss and act on a road name for Commercial for addressing purposes. (Gallaher)
7. Discuss an act on applying a special assessment as defined in the Restrictions, Covenants & Conditions; Article 6.2 concerning a willful act by an owner for causing damage to the Association owned parking & utility easement. (Gallaher)
8. Discuss & Act on adopting and publishing regulations concerning the use of the Association owned Utility Easement Alley; Property ID R13084. Tri-County Point Property Owners Association Second re-stated by-laws Article VI, Section 1 Subsection (a) to adopt and publish rules and regulations governing the use of the Common Areas and recreational facilities and the personal conduct of the Members, their Delegates, and their Guests thereon and to establish penalties for the infraction thereof. (Gallaher)

## **Adjourn**

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 4-2-2025 at 8:15 AM

Tri County is inviting you to a scheduled Zoom meeting.

Topic: Tri-County Point POA Special Board Meeting

Time: Apr 5, 2025 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83903748848?pwd=BFcX7UD6QgaZaQmPOV5Re3GMxCdbzV.1>

Meeting ID: 839 0374 8848

Passcode: 157759

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- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 408 638 0968 US (San Jose)
- +1 669 444 9171 US
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
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- +1 646 931 3860 US

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- +1 301 715 8592 US (Washington DC)
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