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Tri-County Point Property Owner's Association Special Board Meeting Minutes February 1 2025

Standing Items

1. Read & Approve Minutes: Approval of minutes for 11-9-2024 meeting. Motion by Karen Gallaher, 2nd by Tim Collins, all in favor, motion passed
2. Discuss/Act Roads & Drainage: no discussion or action
3. Architectural Appeals: none
4. Enforcement Actions: none
5. Collections: 50 liens to be filed; Motion by Jan Park, 2nd by Dan Kohlert, all in favor, motion passed.
6. Amending the budget: funds to be moved from other line items within the budget so that pier bulkhead can be repaired. Motion by Karen Gallaher, 2nd by Jan Park, all in favor, motion passed.

Old Business:

1. Discuss/Act on hiring new CPA: tabled

New Business:

1. Discuss/Act on employee raise: tabled
2. Discuss Act on Estimate received from D&P Coastal Marine Construction in the amount of \$75,369.00 for complete bulkhead repairs. Motion by Karen Gallaher, 2nd by Dan Kohlert, all in favor, motion passed.
3. Discuss/Act on adding Vice President Dan Kohlert as a signer for checking account. Motion by Karen Gallaher, 2nd by Dan Kohlert, all in favor, motion passed
4. Discuss/Act on increase of 20% for 2026 Annual Assessments to \$216.00. Motion by Karen Gallaher, 2nd by Jan Park, all in favor, motion passed.
5. Discuss/Act on possibility of obtaining legal counsel concerning CSWR's proposed rate increase. For consultation purposes only, motion was made by Tim Collins, 2nd by Karen Gallaher, all in favor, motion passed.
6. Discuss/Act on the sale of platted properties R11540, R11541, R11547, R11548, R12972: Tabled so that realtors can be contacted concerning the sale of.
7. Discuss/Act on BBQ cook-off in conjunction with the BCBC. Tabled

Adjourn: Motion by Karen Gallaher, 2nd by Tim Collins, all in favor, meeting adjourned.

President, Clint Hammonds

Secretary, Jan Park