

Open Board Meeting Minutes - Tri-County Point POA March 17, 2023 via Zoom

The meeting was called to order by President Clint Hammonds at 7:16 p.m.

Roll call showed the following directors present: President, Clint Hammonds Vice President, Pete Robles Treasurer, Karen Gallaher Director, Tim Collins Secretary — vacant

Laurie Hall, General Manager, Tri-County Point POA was also present.

Clint advised all on the call that they could not vote on any matter as it was a Board Meeting. If they wished to comment, they could do so in the Community Comments agenda item. A quorum was established, and Clint called for a report on Old Business.

1. Community Center Rental - Still waiting to hear from the attorney regarding renting out the Community Center would affect the taxes. Current rate is \$150.00 for members and a proposed rate of \$300.00 for non-members. There was a discussion regarding the capacity of the building and Clint voiced concerns that the building was not ADA compliant, and the building belonged to the community, and it should be up to them to vote as to whether they would like to rent it out to the general public. This will be presented to the community after answers have been received.

2. Volunteer Agreement Policy — Still in progress.

3. Mailboxes - Laurie stated that people interested in cluster mailboxes need to email her and let her know so she would know how many boxes were needed. Clint called for a report on Standing Items.

1. Read and approve minutes from previous meeting (December 12, 2022) Karen moved and Tim seconded, unanimous. Motion passed.

2. Roads and Drainage — Clint advised that this was an ongoing process. He thanked the volunteers that had been working on this. He noted that this was the first time that POA owned the equipment to maintain the roads and it would be slow process and asked for patience. He did note that there was supposedly an agreement with the County in the 80's to maintain the roads but nobody seems to be able to locate the agreement, if indeed there was one.

3. Architectural Control Committee Appeals — None

4. Act on Non-compliance fines (By-Laws, Article V, Section 3, item 1) — There were 24 out of 235 lots that have been cited for violations that had not come into compliance at the time of the meeting. There is a \$250 fee for non-compliance and a \$150.00 fee for shredding. This would result in a fee of \$400.00 if shredding and removal of items was required. It was also noted that each month the lot owner was in non-compliance they would be fined \$250.00 each month until the issue was taken care of. Tim moved and Karen seconded that Laurie be instructed to proceed with billing the lot owners for the non-compliance fee. Unanimous, motion passed.

5. Discuss/Act on initiation of foreclosure actions (By-Laws, Article V, Section 3, item 3) There are 27 lots on the list for foreclosure for liens filed December 2022. It was noted that these lot owners would be responsible for non-payment of dues, attorney fees and court costs if the foreclosure action proceeded. Pete moved and Clint seconded that Laurie be instructed to start the foreclosure process on the 27 lots. Unanimous, motion passed.

6. Discuss/Act on initiation of enforcement actions (By-Laws, Article V, Section 3, item 4) — This action was covered in items 4 and 5 above.

7. Discuss/Act on amending the budget (if needed) — Karen stated that currently the budget for the pool was negative as a new sand filter had to be purchased and was not sure what other repairs needed to be made. She suggested that this item be placed on the agenda for the next Board meeting for discussion.

New Business

1. Appointment of Secretary — Karen moved and Tim seconded that Jan Park be appointed Secretary. Unanimous, motion passed.

2. Discuss/Act on increase of assessments by 20% for 2024 (CC&Rs article 5.3) Karen moved and Jan seconded yearly assessments be increased to \$180.00 per lot commencing in 2024. Unanimous, motion passed.

3. Discuss/Act on the sale of reserve areas (By-Laws, Article V, Section 3, item 12) — Clint stated that the attorney for POA advised that this action does not require a community vote. Clint also noted that some more investigation needed to be completed before the Board could take action on this item

regarding the platting and whether or not water and sewer was available in the reserve areas. Item was tabled.

4. Discuss/Act on levying special assessments (CC&Rs article 5.4) must be brought to community for a vote, CC&Rs article 5.5 — Clint explained a special assessment was for one specific project that needed to be done and a one-time charge, the monies collected could not be used for anything but that project. Karen suggested that a survey be sent out to the lot owners asking them what they would like. She stated that roads should not be included in the survey as these were an ongoing project.

5. Discuss/Act on possibility of community vote to increase annual assessments by more than 20% (CC&Rs article 5.5.) must be brought to community for a vote, CC&Rs article 5.5. Clint explained that the Board cannot increase annual assessments by more than 20% in one year. He noted that a lot of the amenities needed to be updated. After a brief discussion it was decided that the survey be sent out listing the top items needing attention and asking the lot owners to vote the order of importance to them. Suggested survey items to include pool/pool house, bathrooms, pier, boat ramp, etc. Pete suggested that when the survey has been completed, listing the top five projects, prices of the projects be researched and be presented to the lot owners at a community meeting so they could decide which one they would like to do. Laurie was asked to prepare a survey and send to lot owners.

6. Discuss conditions of amenities and community assets - discussion was held regarding the conditions of the bulkheads, pool house and bathrooms. It was decided to await the results of the survey.

7. Act on sale of large John Deere and implements (VIN/Serial numbers needed) —Karen moved that these items be advertised for competitive sealed bidding and the highest bidder would win. She noted that the VIN/Serial numbers needed to be located before it could be advertised. Pete seconded. Unanimous, motion passed.

8. Act on sale of extra generator(s) — Karen stated that she did not have some of the generators on an inventory sheet that she requested. It appears that some of them are missing. This item was tabled until the missing generators could be located.

9. Act on UPS dropping parcels at office during business hours as a convenience to the property owners (sign up for program must be done at Post Office). - Karen moved and Clint seconded that property owners can pick up Amazon packages delivered by the Post Office to the Office, Wednesday thru Friday during regular business hours. Unanimous, motion passed.

10. Discuss/Act on opening account with First State Bank in Blessing for reserve funds. Karen moved and Clint seconded that an account with First State Bank in Blessing could be opened for reserve funds, and she was also instructed to close out the water account. Unanimous, motion passed.

Community Comments: - None

President Report - Clint advised that Richard had resigned as grounds keeper and maintenance and informed all that a replacement was being sought. Karen informed the board that an Ad had been placed today (March 17, 2023). Clint stated that Laurie was doing an excellent job in the office.

Vice President Report — Pete thanked Laurie and all involved for the help on the boat ramp and behind the scenes.

Secretary Report — None

Treasurer Report — Karen stated there was \$250,000 in the bank account. She thanked Mr. Gainer and Laurie for their due diligence in researching lots not turned over to the POA in 1999. The back taxes have now been paid on these lots. \$161,000 has been collected for the 2023 assessments, which is approximately 80%. Residents that have not yet paid their assessment for 2023 are now being charged late fees.

Director Report — Tim reported he was pleased the way things were moving forward.

There being no further business, Clint adjourned the meeting at 8:09 p.m. for an Executive Session.

Meeting reconvened at 8:24 p.m. no action from Executive Session.

Jan moved and Karen seconded that the meeting adjourned, unanimous. Meeting adjourned at 8:24 p.m.

The above is a correct copy of the Minutes of the March 17, 2023, meeting of the Tr -County Point POA board of Directors.

Clint Hammons, President

Jan Park, Secretary