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**Tri-County Point Property Owner's Association  
Regular Board of Directors Meeting  
September 11, 2025 @ 7:30 PM via Zoom**

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)

**Standing Items**

1. Read & Approve Minutes
2. Discuss/Act Roads & Drainage
3. Architectural Appeals
4. Discuss/Act on Enforcement Actions
5. Discuss/Act on Collections and/or Foreclosure Actions
6. Discuss/Act on Budget Amendment

**Old Business**

## New Business

1. Discuss plans for 2026
2. Budget workshop
3. Consider and act on proposed budget for 2026
4. Discuss and act on moving funds from the General Account to Reserve Account
5. Consider and act on adoption of presented Resolutions/Policies
  - Community Wide Road, Alley, Easement, Parking Policy
  - Bid and Procurement Policy
  - Lot Maintenance Policy
  - Complaint and Grievance Policy
  - Resale Certificate Requirement Policy
  - Board Resolution on Undeveloped Association Land
6. Rescind any passed resolutions abandoning setbacks as stated in the recorded restrictions for all sections
7. Consider and act on revised Fee Schedule
8. Consider and act on amending rules for the swimming pool to prohibit the use of tobacco products within the pool yard (i.e. cigarettes, cigars, pipes, etc.)

## 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: \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_ at \_\_\_\_:\_\_\_\_ AM/PM

Tri County is inviting you to a scheduled Zoom meeting.

Topic: Regular Board Meeting

Time: Sep 11, 2025, 07:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86956154718?pwd=Pkkdck9scvLAWr72qL1WdAzvRUckw9.1>

Meeting ID: 869 5615 4718

Passcode: 089767

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One tap mobile

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+12532050468,,86956154718#,,,,\*089767# US

Join instructions

<https://us06web.zoom.us/meetings/86956154718/invitations?signature=CA0uKVQHvlcbTHWvGYZQ6A1MLRihfXLVlhSjXzYvnQw>