



**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION
SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS**

Thursday, February 29, 2024 – 6:00 pm (1800 hrs.)

Zoom Link is at bottom of the Agenda

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 and establish quorum
3. Approval of Minutes – November 9, November 16 and December 2, 2023
4. Public Comment
5. Treasurer's Report
6. Discuss Drainage issue on Porpoise.
7. Discussion and possible action regarding whether to obtain a loan from First Financial or Intuit (depending on rates and terms) or for the POA to pay to fix the drainage issue on Porpoise.
8. Discussion and possible action regarding cancelling POA Tax LLC and renaming it to gain non-profit exemption back.
9. Discussion and possible action regarding swimming pool.
10. Discussion and possible action regarding Boat Ramp.
11. Discussion and possible action regarding road repair.
12. Discussion and possible action regarding advertising for a grounds keeper.
13. Discussion and possible action regarding ARC request to fine residents double the application fee for not having obtained approval prior to starting improvements.
14. Discussion and possible action regarding contract labor for Maintainer Operator.
15. Adjournment