



14 County Road 480 Palacios, TX 77465

Phone: 361-972-3998 email: office@tricountypoa.com

Website: www.tricountypoa.com

Minutes from September 11, 2025 Board Meeting

1. Call to Order: 7:36 pm
2. Roll Call: All Board members present
3. Establish Quorum: Quorum Established

Public Comments (limit 3 minutes) Mr. Michael Lynch addressed his concerns over lack of drainage through the fish farm.

Standing Items

1. Read & Approve Minutes: Minutes for February 1, 2025 and April 5, 2025 Motion to approve made by Jan Park, 2nd by Dan Kohlert, all in favor motion passed.
2. Discuss/Act Roads & Drainage: Updates were given concerning communications with county officials, engineering firm, zoom meeting set for Sept 17, 2025
3. Architectural Appeals: There were none
4. Discuss/Act on Enforcement Actions: There were none
5. Discuss/Act on Collections and/or Foreclosure Actions: 3 foreclosures still pending
6. Discuss/Act on Budget Amendment: There were none

Old Business

New Business

1. Discuss plans for 2026: Skipped
2. Budget workshop: Skipped
3. Consider and act on proposed budget for 2026: Motion by Dan Kohlert, 2nd by Jan Park, Tim Collins Yay, Clint Hammonds Yay, Karen Gallaher Nay, motion passed.
4. Discuss and act on moving funds from the General Account to Reserve Account: Motion to table by Tim Collins, 2nd by Dan Kohlert, all in favor, motion passed

5. Consider and act on adoption of presented Resolutions/Policies: Motion to table all policies made by Clint Hammonds, 2nd by Jan Park, Dan Kohlert Yay, Tim Collins Yay, Karen Gallaher Nay, motion passed
 - 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: Motion by Karen Gallaher, 2nd by Tim Collins, all in favor, motion passed
7. Consider and act on revised Fee Schedule: tabled by Clint Hammonds
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.): Motion by Jan Park, 2nd by Dan Kohlert, all in favor, motion passed

Adjourn: Motion made by Clint, 2nd by Jan Park adjourned at 8:28pm

_____ Date: _____
President, Clint Hammonds

_____ Date: _____
Secretary, Jan Park