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Website: [www.tricountypoa.com](http://www.tricountypoa.com)

Board of Directors Meeting Minutes  
April 28, 2026

**1. Call to Order**

Meeting was called to order at 5:02 p.m. by President Ronnie Mears

**2. Pledge**

**3. Roll Call**

The following directors were present:

Ronnie Mears	President
Lynda Switzer	Vice President
Jan Park	Secretary
Karen Gallaher	Treasurer
John Moore	Director

**4. Establish Quorum** – Quorum present

**Public Comments** (limit 3 minutes)

Blaine Joines addressed the Board and members present. He introduced himself as a candidate in the runoff for Commissioner, Precinct 4. Mr. Joines thanked the Association for allowing use of the building for the Meet the Candidate event and stated that he looked forward to staying involved with the community.

Mr. Joines also discussed drainage concerns in the Boca Chica area and stated that he hoped to improve communication between the County/Commissioners Court and the community. He also discussed concerns regarding a proposed ammonia plant, including related meetings, petitions, water usage, environmental concerns, and possible impacts to the area. He advised the Board to check out the Facebook Page of Concerned Citizens of Calhoun County stating that there was a lot of information regarding this matter.

**New Business**

**1. Read and approve Minutes from 11-19-25 and 12-17-25**

John moved and Karen seconded that Minutes be approved. Motion passed unanimously.

2. Consider and possible action to authorize the sale of Association-owned property and designate an officer of the Board to sign closing documents for the properties listed below:

- 2.1 **Section 2 Block C Lot 5; Appraisal ID R11540**

- 2.2 **Section 2 Block C Lot 6; Appraisal ID R11541**

- 2.3 **Section 2 Block C Lot 13; Appraisal ID R11548**

- 2.4

The Board discussed the need for corporate resolutions required by the title company in order to proceed to closing. It was noted that the resolutions would identify the appropriate authorized signer and would be notarized and provided to the title company.

Jan moved and Karen seconded that the Board approve/accept the corporate resolutions for the sale of the three lots. Motion passed Unanimously.

It was further noted that the sale proceeds would be deposited into the Association's General Fund, with the specific use of the funds to be determined at a later date.

### **3. Section 5 Commercial**

#### **3.1 Historical and Recorded Governing Documents**

Review, discussion and possible action regarding historical practice, historical documents, court-recorded instruments and settlements, recorded deeds, interpretation and applicability of Section 5 Commercial references in recorded governing documents.

#### **3.2 Site-Specific Infrastructure Matters**

Review, discussion and possible action regarding a property owner's request to discharge runoff within or adjacent to a 25-foot utility easement/ally, including clarification of drainage claims, easement limitations and potential impacts to current and future utility infrastructure, including but not limited to sewer line placement.

#### **3.3 Emergency Access/Site Conditions**

Review, discussion, possible action regarding access and site conditions within the parking area, including undeveloped portions of Association-owned property and emergency vehicle access considerations. Discussion includes a request from the property owner for the Association to evaluate and develop access improvements across Association property to serve the area.

Ronnie advised those present that the Board had reviewed Section 5 Commercial, including historical documents, governing documents, site-specific infrastructure matters, and emergency access/site conditions. John stated that prior discussions had occurred with himself, Ronnie and Stan and Michael regarding Section 5 Commercial and that additional work remained to develop possible agreement terms. The Board also discussed historical records, deed restrictions, plats, prior architectural approvals, enforcement history, and whether Section 5 Commercial is subject to Association governance, covenants, restrictions and architectural control committee review.

At 5:29 p.m. Jan moved and Karen seconded that the Board go into Executive Session to discuss legal emails and other information obtained regarding Section 5 Commercial. Motion passed unanimously.

At 6:05 p.m. the Board reconvened the meeting. Ronnie presented a finding/resolution regarding the applicability of covenants and architectural oversight in Section 5 Commercial of the Boca Chica subdivision.

### **3.1 Historical and Recorded Governing Documents**

He stated that the Board had reviewed available records and historical information, including but not limited to:

- Deed Restrictions applicable to Section 5 and Section 8 of the Boca Chica Subdivision;
- The 1999 Agreed Final Order approving settlement;
- Recorded plats, including Section 5 and Section 5 Commercial;
- Deeds, Management Certificates, and other recorded documents; and
- Historical records of architectural requests, approvals, enforcement actions, and compliance.

The Board found that the Boca Chica Subdivision was developed and administered under a common scheme of development encompassing multiple sections, including Section 5 and Section 5 Commercial.

The Board further found that Section 5 Commercial is included within the governance and Authority of the Property Owners Association, based on recorded documents and longstanding administrative practices.

The Board found that the covenants and restrictions applicable to Section 5 may be reasonably interpreted to apply to Section 5 Commercial as part of the common scheme, except where specific provisions are clearly incompatible with the commercial character of the property.

The Board found that architectural review and approval requirements apply to Section 5 Commercial and should be applied in a reasonable and non-arbitrary manner, taking into account the commercial nature of the property.

The Board also found that architectural review and approval requirements apply to Section 5 Commercial and should be applied in a reasonable and non-arbitrary manner, taking into account the commercial nature of the property.

The Board stated that the finding was made in good faith based on the information available to the Board at that time and would be subject to modification if additional documentation, formal written legal opinion or a judicial determination by a court of competent jurisdiction becomes available.

A few changes were made to the original Resolution. Laurie will make the necessary changes and have all Board Members sign before filing with the County.

Jan moved and Lynda seconded to accept the proposed Resolution with requested changes concerning Section 5 Commercial in the Boca Chica subdivision. Motion passed unanimously.

It was stated that the Resolution and supporting historical documentation would be made available on the Association website within 48 hours.

The final recorded Resolution is attached to these Minutes.

### **3.2 Site-Specific Infrastructure Matters**

Following the Board's approval of the Section 5 Commercial Resolution the Board discussed Agenda Item 3.2 regarding Stan's request to discharge runoff within/through an adjacent 25 foot utility easement.

John moved and Karen seconded that the matter should be tabled until Stan provides County documentation and appropriate drawings/plans for review by the Architectural Control Committee. The Motion passed unanimously,

### **3.3 Emergency Access/Site Conditions**

The Board discussed Agenda Item 3.3 regarding access and site conditions within the parking area, including undeveloped portions of Association-owned property and emergency vehicle access considerations.

Lynda moved and Karen seconded that this item be tabled until additional information could be obtained. Motion passed unanimously.

## **4. Discussion and possible action to change the Registered Agent with Secretary of State.**

Karen stated that she is currently the registered agent with the Texas Secretary of State for service of process. As she does not live permanently in Boca Chica, she has to be served at her house. She requested that Laurie be changed to the registered agent so that items needing to be served can be done at the Office.

Jan moved and Lynda seconded that the Registered Agent be changed to the General Manager and the change be filed with the Secretary of State. Motion passed unanimously.

## **5. Discussion and possible action for contracted seasonal grounds maintenance of certain common areas to include the Office/Pier Area, Boat Ramp, Recreational Area, Utility Easement Alley, Parking Area and Section 5 Commercial Lot 36.**

Discussion was held regarding the prior use of part-time/seasonal maintenance help, hourly rates, use of Association equipment and the possibility of issuing a Request for Proposals to local businesses or individuals. The Board discussed requiring general liability insurance, with a suggested amount of \$1,000,000.00 and discussed the need to clearly identify the scope of work, including mowing, weed control, and other maintenance expectations. There was also discussion regarding whether pest/ant treatment would require licensing.

John moved and Karen seconded that a Request for Proposals be prepared for seasonal grounds and common-area maintenance. The Motion passed unanimously.

**6. Discussion and possible action concerning the repairs to the boat ramp bulkhead and fencing.**

The Board reviewed proposals and discussed different options for fencing including chain-link fencing with barbed wire and no-climb horse fencing similar to fencing used at other Association facilities. The Board also discussed whether some fencing work could be performed in house to save costs.

The Board further discussed the boat ramp/bulkhead condition, prior repairs, available proposals, and the possibility of obtaining an additional quote before proceeding. It was noted that one proposal was approximately \$62,000.0 and another was approximately \$158,000.00 with a difference in scope and materials discussed.

Ronnie moved that this matter be tabled to obtain additional information and quotes. Jan seconded the motion. Motion passed unanimously.

**7. Discussion and possible action for using insurance funds received in 2024.**

The Board discussed insurance funds received in 2024 for repairs to the Community Center siding. Approximately \$5,800.00 had been received, and an estimate of approximately \$1,700.00 had been obtained to repair/replace the siding on one side of the Community Center. There was also a brief discussion regarding future interior restroom improvements and accessibility considerations. William Moreland stated that he would obtain a bid to have the restrooms be ADA compliant.

John moved that the siding be repaired on the Community Center, Karen seconded. Motion passed unanimously.

**8. Discussion and possible action concerning renewal of Community Service Agreement.**

The Board discussed the prior Community Service Agreement with Jackson County Adult Probation. It was noted that the agreement had expired and had not previously been voted on by the Board. The Board discussed concerns regarding liability and supervision of individuals performing community service on Association property. John moved and Karen seconded not to renew the Community Service Agreement. Motion passed 4-1 with Jan voting no.

**9. Discussion and possible action on adopting a fee for NSF (Non-Sufficient Funds) to include bank charges and administrative processing costs.**

The Board discussed adopting a fee for insufficient funds, including bank charges and administrative processing costs. It was noted that the bank charges the Association \$12.00 for returned checks and that the Association does not currently have a set NSF fee. Karen moved and Jan seconded to adopt a \$45.00 insufficient fund /NSF fee, inclusive of the bank charge and administrative processing costs. Motion passed unanimously.

**10. Review, discussion and possible action on enforcement of the Restrictive Covenants, Article 2.4(c) No animals or fowl shall be kept on the lots in the Subdivision, except customary household pets.**

The Board discussed complaints regarding chickens, prior inconsistent or unclear enforcement, possible selective enforcement concerns and whether the definition of “customary household pets” has changed over time. The Board also discussed the possibility of creating policies or seeking amendments to the Deed Restrictions, noting that changes to Deed Restrictions would require necessary owner approval.

John moved and Lynda seconded that this item be tabled. Motion passed unanimously.

There being no further business to come before the Board John moved and Karen seconded that the meeting adjourn. Motion passed unanimously. Meeting adjourned at 6:55 p.m.

The above is a correct copy of the April 28, 2026 Meeting of the Board of Directors of Tri County Point POA Board of Directors.

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Ronnie Mears, President

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Jan Park, Secretary

**BOARD RESOLUTION REGARDING INTERPRETATION OF GOVERNANCE  
APPLICABILITY AND ARCHITECTURAL OVERSIGHT  
SECTION 5 COMMERCIAL – BOCA CHICA SUBDIVISION**

**WHEREAS**, the Board of Directors of the Tri-County Point Property Owners Association has reviewed available records and historical information, including but not limited to:

- a. Deed restrictions applicable to Section 5 and Section 8 of the Boca Chica Subdivision;
- b. The 1999 Agreed Final Order Approving Settlement;
- c. Recorded plats, including Section 5 (Slide 163-B) and Section 5 Commercial (Slide 164-A);
- d. Deeds, affidavits of authority, management certificates, and other recorded documents; and
- e. Historical records of developer land sales, architectural requests, approvals, enforcement actions, and compliance; and

**WHEREAS**, based on the timing, structure, and content of the recorded documents, together with historical practices, the Board recognizes that the Boca Chica Subdivision reflects what has been treated historically as a common or general scheme of development and governance across multiple sections including Section 5 Commercial; and

**WHEREAS**, the Board recognizes that Section 5 Commercial has historically been administered within the governance framework of the Property Owners' Association, including, participation in architectural review, enforcement, compliance, and consistent inclusion within the Association's governance and assessment structure as reflected in recorded documents and long-standing administrative practice; and

**WHEREAS**, the Board further recognizes that owners of property within Section 5 Commercial have historically participated in the affairs of the Property Owners' Association, including voting, meetings, and other membership activities, consistent with the Association's long-standing treatment of such properties within its governance structure; and

**WHEREAS**, the Board recognizes that the administration of Section 5 Commercial properties has historically been carried out in a manner consistent with the overall development structure and governance of the subdivision, including the application of architectural review and related practices, with due consideration given to the commercial character of the property;



**NOW, THEREFORE, BE IT RESOLVED**, that the Board affirms that architectural review and approval requirements have been and shall continue to be applied to Section 5 Commercial properties, consistent with historical practices of the Association; and

**BE IT FURTHER RESOLVED**, that such architectural review shall be applied in a reasonable, consistent, and non-arbitrary manner, considering the commercial nature of the property; and


**BE IT FURTHER RESOLVED**, that in applying such review, the Board will consider:

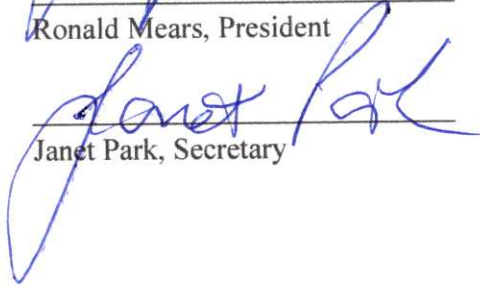
- a. The purpose of maintaining overall appearance, order, and property values within the subdivision;
- b. Historical submission and approval of architectural requests for such properties; and
- c. The Association's long-standing exercise of architectural oversight; and

**BE IT FURTHER RESOLVED**, that applications shall be evaluated with due consideration given to the commercial character of the property, the overall purposes of the governing documents, and the Association's historical practices; and

**BE IT FURTHER RESOLVED**, that this resolution reflects the Board's good faith interpretation of the governing documents and continuation of historical administrative practices, and is subject to modification if additional documentation, a formal written legal opinion, or a judicial determination by a court of competent jurisdiction becomes available.

Adopted by the Board of Directors on this 30<sup>th</sup> day of April, 2026.

  
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Ronald Mears, President

  
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Janet Park, Secretary

**CERTIFICATION**

“I, the undersigned, being the President of Tri-County Point Property Owners Association, hereby certify that the foregoing BOARD RESOLUTION REGARDING INTERPRETATION OF GOVERNANCE APPLICABILITY AND ARCHITECTURAL OVERSIGHT SECTION 5 COMMERCIAL – BOCA CHICA SUBDIVISION was adopted by at least a majority of the Association’s Board of Directors, and that said policy has not been modified or repealed, and is now in full force and effect”

TRI- COUNTY POINT PROPERTY OWNERS  
ASSOCIATION

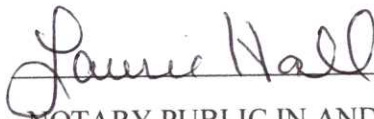
By:   
\_\_\_\_\_  
Ronald Mears, President

**ACKNOWLEDGEMENT**

THE STATE OF TEXAS     §  
  §  
COUNTY OF JACKSON    §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared RONALD MEARS, PRESIDENT for TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that she executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 30<sup>th</sup> day of April, 2026

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**After recording, return to:**  
Tri-County Point Property Owners Association  
14 County Road 480  
Palacios, TX 77465-1642

# FILED and RECORDED

Instrument Number: 2026-01114 B: OR V: 752 P: 215

Filing and Recording Date: 05/04/2026 10:08:08 AM Recording Fee: 33.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



*KM Respondek*

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Katherine M. Respondek, County Clerk  
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.