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**Special Board of Directors Meeting**

**December 17, 2025 @ 6:30 PM**

**829 County Road 477 Palacios, TX 77465**

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**

- Establish quorum
- Opening remarks from Board President
- Overview of meeting purpose: governance questions related to Section 5 Commercial and potential Declaratory Judgment

**2. Executive Session: Attorney Consultation**

- The Board may adjourn the open session and convene in Executive Session under Texas Property Code §209.0051(c) to consult with legal counsel regarding Section 5 Commercial.
- Topics for discussion may include:
  - Legal interpretation of deed restrictions, plats, and historical documents
  - Declaratory judgment process and options
- **No final decisions or votes will be taken during Executive Session**

**3. Return to Open Session**

- Announce any general outcomes from Executive Session (without revealing confidential attorney communications)

#### **4. Public Comment / Property Owner Input**

- Opportunity for owners to provide input on Section 5 Commercial
- Limit 3 minutes per speaker

#### **5. Background Information – General Manager**

- Review of issue history and community petition
- Summary of historical documents and governance practices
- Impact on the community and why Section 5 is unique

#### **6. Board Decision and Possible Action**

- 1. Resolution Concerning Section V Commercial as recorded on slide 164-A of the plat records of Jackson County Texas**
  - a. Discussion, review and possible adoption of a Resolution
- 2. Declaratory Judgment Concerning Section V Commercial as recorded on slide 164-A of the plat records of Jackson County Texas**
  - a. Discussion and possible authorization to pursue a Declaratory Judgment regarding Section 5 Commercial

#### **7. Closing Remarks**

- Summary of actions taken
- Next steps

#### **8. Adjournment**

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: Laurie Hall on December / 13 / 2025 at  
9 : 10 AM / PM