



14 County Road 480 Palacios, TX 77465

Phone: 361-972-3998 email: [office@tricountypoa.com](mailto:office@tricountypoa.com)

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

## **Tri-County Point Property Owner's Association Special Board of Directors Meeting September 25, 2025**

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**

1. Consider/Act on Policies and Board Resolutions
  - A. Revised Resolution on Undeveloped Land
  - B. Revised Overgrown Lot Maintenance Policy
  - C. Revised Grievance/Complaint Policy

D. Revised Community-Wide Road, Alley, Easement Policy

E. Revised Bid Policy

F. Resale Certificate Requirements

2. Consider/Act on obtaining a realtor for the sale of properties: Sec 2 Block C Lot 5 (R11540), Sec 2 Block C Lot (R11541), Sec 2 Block C Lot 12 (R11547) Section 2 Block C Lot 13 (R11548) Section 7 Lot 169 (R12972)
3. Consider/Act on amending Fee Schedule
4. Consider/Act on 2026 Community Plans
5. Consider/Act on 2026 Budget (rescind vote to adopt 2025 budget)

## **New Business**

1. Consider/Act on attorney revision to the following policies due to newly passed legislation
  - A. Amended-Updated Architectural Review Administrative Policies
  - B. Amended-Updated Collection Policy
  - C. Amended-Updated Policies-Guidelines Regarding Multiple Matters
2. Consider/Act on extending pool opening to October 31<sup>st</sup> with reduced hours.

## **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: Laurie Hall on 9/25/2025 at 7:30 PM

Tri County is inviting you to a scheduled Zoom meeting.

Topic: Tri-County Point POA Board Meeting

Time: Sep 25, 2025 07:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/83579188828?pwd=B5gYeNwEacQkHPWamKUwuoqSxoAdrv.1>

Meeting ID: 835 7918 8828

Passcode: 677817

One tap mobile

+13462487799,,83579188828#,,,,\*677817# US (Houston)

+14086380968,,83579188828#,,,,\*677817# US (San Jose)

Join instructions

<https://us06web.zoom.us/join/83579188828/invitations?signature=A7FY8-rQEMVaEzyLvxtDG2ng9fGpHdLvqvVC1G8cFpA>