



**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
Thursday, October 3, 2024 – 7:30 pm (1930 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, Meeting April 24, 2024.
4. Financial Report
5. Discussion and possible action regarding purchase of 12-foot shredder for John Deere
6. Discussion and possible action regarding amending 2024 Budget
7. Discussion regarding 2025 Budget
8. Discussion and possible action regarding pool renovations
9. Discussion and possible action regarding hiring a new CPA
10. Discussion and possible action regarding requests to improve parking and ally in Commercial Section
11. Discussion and possible action regarding sale of Association owned property marked as “reserve” in Section V (minus roadway would be 20 lots platted, approximately 4.5 acres)
12. Discussion and possible action regarding increasing administration fees for approvals.
13. Discussion and possible action regarding abandoning front set back of 40 feet
14. Discussion and possible action regarding Goals

15. Request for volunteers to review Bylaws, Deed Restrictions, volunteers for Activity Committee; volunteers Finance Committee, to obtain bids for Pool, Pier, Pier Bathrooms, Insurance and CPA.
16. Reminder about Community Gathering and Potluck, October 12.
17. Adjourn.

Tri-County is inviting you to a scheduled Zoom meeting.

Topic: Regular Board of Directors Meeting

Time: Oct 3, 2024 07:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89583462394?pwd=1V7kMJHKjmdOWWkXWBYa15E0LjA4bx.1>

Meeting ID: 895 8346 2394

Passcode: 943752

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