

Tri-County Point Property Owner's Association
Special Board of Directors Meeting

November 9th, 2024, immediately following adjournment of
Annual Membership Meeting
829 County Rd 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
2. Roll Call
3. Establish Quorum

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 Amendments

Old Business

1. Discuss/Act on sale of reserve areas located in Section V; property ID 4036000050000
Quick Ref ID 12717
2. Discuss/Act on sale of reserve area located in Section V; property ID 4036000060000
Quick Ref ID 12718
3. Discuss/Act on Road Signs

4. Update concerning abandoning front setbacks
5. Update concerning Pool Renovations
6. Discuss/Act on Improvements for Section V Commercial lot 16 access in 2025.

New Business

1. Discussion on Inflated Tap Installs from CSWR
2. Discuss/Act on retaining Gainer for possible suite concerning inflated tap installs
3. Discuss/Act on staff raises/PTO

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