

**TRES PALACIOS OAKS PROPERTY OWNERS' ASSOCIATION
ASSOCIATION MEETING**

**AGENDA
SATURDAY, MARCH 16, 2024
2:00 PM**

**Tres Palacios Oaks POA Pavilion
28 Springwood S.
Palacios, Texas 77465**

CALL TO ORDER:

- a. Quorum Call

ANNOUNCEMENTS

1. Presidents Announcements
2. Board Member's Announcements – Operation Account Balance \$80,441.43

PROPERTY OWNER COMMUNICATION FORUM:

The public is invited to address the Board of Directors and speak on any matter. Board of Directors may not deliberate on topics not included on this agenda. The presentation shall be no longer than three (3) minutes.

DISCUSSION AND ACTION ITEMS:

- Minutes – Approve minutes: Board of Director Meeting – March 04, 2024
- Perimeter Fence
- Roads
- Gate
- Cameras
- Maintenance Contract
- Annual Meeting – Time Change
- ACC Updates
- Litigation
- Address Campaign Letters
- Revised voting procedures

PLEASE STAY AFTER MEETING TO VISIT AND MEET WITH CANDIDATES RUNNING
FOR BOARD OF DIRECTORS

**ANNUAL MEETING WILL BE HELD
APRIL 06, 2024 @ 2:00 PM**

**TRES PALACIOS OAKS PROPERTY OWNERS' ASSOCIATION
REGULAR MEETING**

Minutes

A regular association meeting was held by the Tres Palacios Oaks POA Board of Directors on March 16, 2024, at 2:00 p.m., at the Tres Palacios Oaks POA business office located at 28 Springwood S., Palacios, Texas 77465.

CALL TO ORDER:

President Carla Williams called the Regular Association meeting to order at 2:01 p.m.

CERTIFICATION OF A QUORUM:

President Carla Williams certified a quorum was present.

ATTENDANCE ROLL CALL:

*President, Carla Williams, Present
Vice President, Robert McKenzie, Present
Secretary/Treasurer, Sandy Frick, Present
Member at Large, John White, Present
Member at Large, Tom Morgan, Absent*

ANNOUNCEMENTS:

- *\$80,441.43 - \$90,484 acct BAL*
- *Lake will be sprayed again*
- *Inspection of RV's will be done by ACC*
- *2nd round of letters being sent out. Have to send one more before anything can be done*

PROPERTY OWNER CUMMUNICATION FORUM:

DISCUSSION AND ACTION ITEMS:

1. **Minutes** – Secretary/Treasurer Sandy Frick read minutes from March 4, 2024 Board of Directors meeting. Secretary/Treasurer Sandy Frick made a motion to accept. Vice President Robert McKenzie seconded. Motion passed.
2. **Perimeter Fence** – Vice President Robert McKenzie spoke on perimeter fence repair. People jumping fence. North side repaired. Working on south side. Should be finished next week.
3. **Roads** – Waiting on weather
4. **Gate** – When UTV and MC come through gate not detecting will work on fixing next week.
5. **Cameras** – 1 Camera removed due to not working. Cameras situated to record spikes and light. On fiber optic.

6. **Voting Procedures** – Secretary/Treasurer Sandy Frick went over ballot procedures.
7. **Maintenance Contract** – Don & family moved, they still own property. Daniel Ratliff's nephew Ray has put in application.
8. **Annual Meeting** – at 2 pm will announce candidate and amendment changes. All other meetings at 10 am.
9. **ACC** – Properties are being cleaned up
10. **Litigation** – Someone accessed bank acct. That person came to a meeting and admitted. Stated they set it up in 2018. Online banking immediately canceled. \$60,454.12 proceeds from the sale of park \$42,000 spent on roads. Load of gravel was \$750 2 years ago and is now \$1,200.
11. **Campaign Letters** – handed out by Jim Leatherwood at the mailboxes. Bylaws state maintenance assessment fees only fees that must be voted on by members. Gate & pool fee can be increased by board. Board has a budget. They do not have an itemized budget. Proxy vote takes place during a live meeting. Proxy votes will be allowed at annual meeting with letter appointing property owner with 2 signatures and you may recast your vote to supersede your ballot. TPOPOA has 1 employee and contract labor for maintenance, pool maintenance and mowing. Dispute current board members have been bullies or biased. There has been no favoritism or retaliation. Inappropriate swimwear and lack thereof has been addressed. All address info obtained for other campaign letter was obtained through the appraisal district which is all public record.

ADJOURNMENT:

President Carla Williams made a motion to adjourn the meeting at 2:35 p.m. Vice President Robert McKenzie seconded motion. Motion Passed.

Carla Williams, PRESIDENT

ATTEST:

Sandy Frick, SECRETARY/TREASURER