

**TRES PALACIOS OAKS PROPERTY OWNERS' ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING**

**AGENDA
WEDNESDAY, DECEMBER 6, 2023
4:30 PM**

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

CALL TO ORDER:

- a. Quorum Call.

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.

CLOSED/EXECUTIVE SESSION:

- Employees

RECONVENE TO OPEN/REGULAR SESSION:

- Board of Directors shall reconvene in Open Session and may discuss, consider, and take possible action on any item listed above that was considered and discussed in Executive/Closed Session (If necessary).

DISCUSSION AND ACTION ITEMS:

- ACC Report
- By-Law Update
- Maintenance Fee Increase

**The next regular Association meeting will be
held December 16, 2023, at 10:00 AM**

**TRES PALACIOS OAKS PROPERTY OWNERS' ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING**

Minutes

A special Board of Directors meeting was held by the Tres Palacios Oaks POA Board of Directors on December 6, 2023, at 4:30 p.m., in the Tres Palacios Oaks POA Business Office located at 28 Springwood S., Palacios, Texas 77465.

CALL TO ORDER:

President Carla Williams called the Special Board of Directors meeting to order at 4:48 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, Absent
Member at Large, Tom Morgan, Present*

ANNOUNCEMENTS:

- *Board Members Announcements – None*

CLOSED/EXECUTIVE SESSION:

President Carla Williams announced that, pursuant to Texas Government Code, Board of Directors would recess into executive session to discuss employees. Board of Directors recessed at 4:48 p.m.

RECONVENE TO OPEN/REGULAR SESSION:

President Carla Williams made a motion to reconvene Board of Directors in open session at 4:50 p.m. Member at Large Tom Morgan seconded the motion. Motion passed.

PROPERTY OWNER CUMMUNICATION FORUM:

- *Brian Sweeney inquired as to what the cement slab was for next to office. Board of Directors informed him that here was an old building there.*

DISCUSSION AND ACTION ITEMS:

1. **ACC** – Member at Large, Tom Morgan gave update on violation letters that have been mailed. There is some progress being made. Will do inspections

in 30 days and send second notices if needed. Member at Large Tom Morgan made a motion to increase ACC permit fee to \$25.00. Vice President Robert McKenzie seconded motion. Motion Passed.

2. Deed Restriction updates/items for 2024 Ballot:

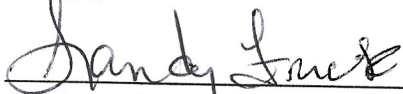
- President Carla Williams made a motion that deed restriction #8 be updated to read - No used material may be used in the construction of any structure in the subdivision without prior approval and inspection from the ACC and Board of Directors. Vice President Robert McKenzie seconded motion. Motion Passed.
- President Carla Williams made a motion that deed restriction #9 be updated to read - No used house, travel trailer, RV or other building may be moved onto any lot in said subdivision without prior approval and inspection from the ACC and Board of Directors. Vice President Robert McKenzie seconded motion. Motion Passed.
- President Carla Williams made a motion that deed restriction #14 be updated to read – No livestock shall be staked or pastured on any lot. No animals, livestock or poultry of any kind shall be raised, or bred or kept on any lot, except that no more than 4 dogs and 4 cats with vaccination records, or other household pets may be kept, provided they are not bred, kept or maintained for any commercial purpose and solely as pets. Member at Large Tom Morgan seconded. Motion Passed.
- President Carla Williams made a motion that deed restriction #17 be updated to read – Swimming pools, park and launching ramps are for the sole use and benefit of property owners and their guests. Property owners will be responsible for their guests. Association, nor Board of Directors does not assume any liability for theft, loss, damage, or injuries sustained. Member at Large Tom Morgan seconded. Motion Passed.
- President Carla Williams made a motion to add increasing Association Fees to \$45.00 per lot to ballot for vote. Secretary/Treasurer Sandy Frick seconded. Motion Passed.

ADJOURNMENT OF SPECIAL MEETING:

Secretary/Treasurer Sandy Frick made a motion to adjourn the meeting at 6:15 p.m. Member at Large, Tom Morgan seconded the motion. Motion passed.

Carla Williams, PRESIDENT

ATTEST:



Sandy Frick, SECRETARY/TREASURER