

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

**AGENDA
Thursday May 16, 2024
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.

DISCUSSION AND ACTION ITEMS:

- Island Sale Fees
- Beautification Budget

**NEXT REGULAR ASSOCIATION MEETING WILL BE
HELD MAY 18, 2024 @ 10:00**

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 May 16, 2024, 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 4:30 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, Amanda Cunningham, Present
Member at Large, John White, Present
Member at Large, Tom Morgan, Present

ANNOUNCEMENTS:

●None

PROPERTY OWNER COMMUNICATION FORUM:

None

DISCUSSION AND ACTION ITEMS:

1. Island Sell Fees - Daniel Hayes Millie Russom spoke on Island sale/fees.

#1 - Island is part of TPO Subdivision

#2 – Access to island within subdivision; roads aren't public

#3 – All residential lots subject to fee.

Question of what TPO fees are... #25 limits fees to residential lots. Daniel provided document with highlighted sections argues that Island shouldn't be charged maintenance fees because it is acreage. Millie says title says reserved. Carla Williams states maintenance should be paid since TPO roads are used to access property. Argument over residential vs. acreage. Dan says no maintenance fees paid since 1971. Carla asked Millie to provide deed that states that property is reserved. Although it does not have a home built on it it is still considered residential. Dan & Millie state it is in flood zone and therefore cannot

be residential. Tom Morgan also asked for specific documents stating property is reserved.

Decision pending further documentation. Is acreage considered lots? John White discusses replat. To be voted on at next meeting. Replat meaning to alter the map. Should be put on next agenda. Carla asks for deed to be emailed to TPO Board or copies handed to in person. Carla explains what lot sizes are and how many lots would potentially equal the acreage (8 lots potentially) Tom made a suggestion of gate card fees and a set dollar amount per year. (Pending documentation.) Robert McKenzie states once property sells it loses reserve status. John White states the park and the island need to be voted on annual ballot to change from acreage to lots. Robert states park still has reserve attached to it per CAD. Island also shows reserved per CAD 1.275 acres. Carla Williams makes a motion to charge Millie Russom \$110 X2 for gate cards + \$100 per year maintenance fees with stipulation fees increase as needed. Robert McKenzie seconded. Motion passed.


Carla will talk to her about this. It will go to replat ballot vote if she doesn't agree.

2. **Beautification Budget** – Carla asked John White if he plans on only using his money from sale of park to beautify & not have TPO add funds to his intended project. John White stated his initial idea was to enforce deed restrictions. He also thought to enhance projects TPO has already started. States this has been more stressful than he anticipated. He personally bought properties and helped people more and would like to take beautification fund and continue to buy properties independently as he can do things the board cannot. He proposes to get his money back and then retire from board. If he bought these properties while on board it would be a conflict of interest. Carla and Tom agree John White buying property would ultimately benefit TPO. Carla Williams asks John White if he would come to board & ask about properties he would like to buy before he goes after them. Tom Morgan made a motion to release John White funds on 2 stipulations: #1 talk to TPO attorney #2 John White resign so no conflict. Carla Williams seconded motion. Robert McKenzie third. Motion passed.

John White also asked that TPO BOD would talk to & work with him about which properties he could/would buy. Robert McKenzie agrees that John White buying property while on board would be conflict. Amanda Cunningham asked of money should be given then John White resign or John White resign then money returned?

It was decided that Carla Williams would talk to lawyer about giving John White his money back. John White will resign once money hits his account.

Member at Large Tom Morgan made a motion to adjourn meeting at 5:33 pm. Member at Large, Robert McKenzie seconded. Motion Passed.


Carla Williams, PRESIDENT

ATTEST:


Amanda Cunningham, Secretary/Treasurer