

**Tres Palacios Oaks Property Owners Association  
Board Meeting Minutes  
April 21, 2018**

Tres Palacios Oaks Property Owners Association Board of Directors meeting was held at the TPOPOA Community Center, April 21, 2018. The meeting convened at 2:00 P.M. Members of the Board of Directors in attendance: President – Gretchen Leatherwood, Vice President – Michael Ellis, Secretary/Treasurer – Ralph Conklin, Members - Sandy Frick, Billy Welsh, Tommy Murphy

**Approval of Minutes:** Board Meeting April 07, 2018

Motion – Ralph Conklin  
2<sup>nd</sup> – Billy Welsh

**Treasurers Report:** Reviewed

Board Members were introduced to property owners in attendance.

**Unfinished Business:**

1. Roads – Gary Hackle is supposed to work on the roads. Billy Welsh said as soon as he can break away from his big job in Palacios.

2. Pool Schedule - Allow property owners to continue using pool before hours for exercise.

Motion – Sandy Frick  
2<sup>nd</sup> – Billy Welsh

Pool hours to be 10:00 am – 8:00 pm Tuesday thru Sunday; closed for maintenance on Monday. Each property owner will receive 5 pool bands. Each additional band will be \$10.00 fee.

Motion – Ralph Conklin  
2<sup>nd</sup> – Tommy Murphy

3. Garage Sale – There was discussion on the idea of TPOPOA holding a community garage sale. Property owners in attendance showed little interest. This will be tabled until someone is willing to volunteer to head up and organize the sale.

4. Lot Purchase Daniel Ratliff – Tabled until Board of Directors can get more information on the offer and lot in question.

**New Business:**

1. Signers on Bank Accounts – Lynn Dohner is no longer a TPOPOA Board member therefore there is a need to add additional signers to the TPOPOA bank accounts. The TPOPOA Board of Directors will be adding Tommy Murphy and Michael Ellis as signers on the accounts. These signers are in addition to Ralph Conklin who is already on the signature card at Prosperity Bank.

Motion – Ralph Conklin  
2<sup>nd</sup> – Tommy Murphy

2. Bank Accounts – TPOPOA will set up bank accounts as follows at Prosperity Bank in Palacios.

**Checking** – All association fees and daily operation income will be deposited into an account with the purpose of maintaining daily operations of TPOPOA.

**Savings** – All gate card fees, \$10.00 assessment fees and \$2020.52 balance currently in savings account will be deposited into this account with the purpose of financing all road work and gate maintenance.

Motion – Mike Ellis

2<sup>nd</sup> - Tommy Murphy

3. Culverts – Culverts at the boat ramp and the bus turn around will be replaced. This is part of the work that Gary Hickl will be performing.

Motion – Billy Welsh

2<sup>nd</sup> – Tommy Murphy

4. ACC Committee – Gretchen Leatherwood discussed what the duties of the ACC are and asked for volunteers. Pat Waters, Mary Lesser, Cindy Howard, Ralph Conklin and Tommy Murphy volunteered to be on the ACC.

Motion – Sandy Frick

2<sup>nd</sup> – Billy Welsh

They will all get together and get the ACC active again and will work together on getting our community cleaned up.

5. Road Material Swallow St. – Tabled until Ralph Conklin can go and check into what exactly the road needs and location.

Motion – Ralph Conklin

2<sup>nd</sup> – Billy Welsh

6. Lot Purchase – Derek Stormer has made an offer of \$800.00 to purchase lot #1483. This offer was accepted in 2017 and the transaction didn't happen at that time. Gretchen Leatherwood urged the Stoermer's to get with Candice in the office to take care of paperwork.

Motion – Gretchen Leatherwood

2<sup>nd</sup> - Tommy Murphy

7. Lot Purchase – Ruby Escamia has made an offer of \$800.00 to purchase lot #1163. This was tabled until further information could be obtained.

Motion – Sandy Frick

2<sup>nd</sup> – Billy Welsh

8. Broken Truck Window – Shane Stolz – After discussion and review of policies it was found that TPOPOA is not responsible for this. Re: By Laws – Article IX; Amendment No.2:1

Motion – Billy Welsh

2<sup>nd</sup> – Tommy Murphy

**General Discussion:**

There was discussion on adding additional security cameras to TPOPOA property. These cameras will be located at the pool, mailbox area inside of business office. There have been reports of people bathing and washing clothes in pool. Informed property owners that if they see any suspicious activities, such as gate violations, pool abuse, speeding, property damage to call the Matagorda County Sheriff's dept. Also, signs will be posted that no one is allowed to leave anything in the mailbox area. There have been property owners dumping trash and unwanted items in the area.

Informed property owners once again that the \$10.00 assessment fee was passed and the TPOPOA Board of Directors will be making a decision on when that will go into effect and be billed.

Complaints about individuals robbing houses in the subdivision

Environmental health department needs to be called

Need XL pool bands

Property owners wanting to be heard for issues at meetings need to get with Candice at business office to make sure they are added to meeting Agenda.

**Adjournment: 3:05 P.M.**

Motion – Ralph Conklin

2<sup>nd</sup> – Tommy Murphy