

THREE POINTS ESTATES, P.O.A., Inc.

<http://threepointsestates.wix.com/3pointsestatespoa>

P. O. Box 33, Frankston, Texas 75763 | E-Mail: threepointsestates@yahoo.com

AGENDA: 10-5-2024 Berryville City Hall at 1200 Noon

Call to Order

President/Sue Morgan

Moment of Silence and Reflection

Vice-President/Greg Peterson

Lunch: Taco themed eats and treats

Treasurer's Report

Treasurer/Roberta Orchard

The annual report of income and expenses for the calendar year beginning 10/1/2023 and ending 9/30/2024 shows a net loss of \$6040.48. The remaining balance in the Austin checking account as of September 1st is \$6399.99. This years income from POA dues and additional charges and recovery of past dues was \$6615. Three bids were obtained to remove 4 dead trees and to trim back problematic tree branches in public areas of the TPE subdivision. Total cost for tree removal was \$7,034. Speed bumps have been installed in 2 areas of TPE at a cost of \$839, with one speed bump left over for future placement. Entrance sign to TPE was replaced at a cost of \$988. There was some additional park clean up and painting costing \$157. In Jan 2025 we will need to complete a review and audit of the financial records for the 3Pts Estates subdivision POA. If anyone here would like to volunteer to assist with this mandatory review of records. The annual financial audit will be held on 25 Jan 2025 at 12 noon at the Berryville City office. All documentation on financial expenses and bids are attached.

Secretary Report

Secretary/Tammy Crain

For notification of the 2024 Annual Meeting, there were 140 envelopes mailed out with the statement of annual dues, notice of the meeting, the agenda, annual report of income and expenses, proposed budget, and ballot. There were 11 property owners without current addresses/undeliverable.

The Management Certificate for the Three Points Estates Subdivision P.O.A. was filed on 11/22/2024 in the Henderson County Public Records in Athens, Texas, as Instrument Number: 2024-00016759.

A motion to amend minutes from 2023 Annual Meeting to reflect a change from "four POA meetings a year" to "two meetings a year for Property Owners and two additional meetings for Board of Directors and Committee Members." Do I hear a second? Seconded by Tammy Crain/Secretary POA. The floor was open for discussion, there was no additional input. A vote was called from those in attendance. 20 in favor/0 opposed. Motion to amend approved.

City Report

Mayor of the city of Berryville/Sue Morgan

The City of Berryville is continuing to work on lights and streets. Next city meeting 8 Oct 2024 at 1830. Official complaint forms for city complaints were offered at the meeting.

Committee Reports

Architectural (Sarah Lam)

Thank you to Sarah and Chuck and Roberta for all the time and effort on behalf of the Architectural Committee.

Motion proposed to create a Committee to review and enforce deed restrictions. (Letter attached)

Vote 20 in favor/0 opposed. From Oct 2023-Oct 2024 there has been 1 approval

We requested volunteers who might be interested in being involved in this committee: to review bylaws, deed restrictions and update our policies and practices, but received no confirmed interest at this point.

Beautification (Jill Ferguson-Harris)

Thank you to Jill for her great efforts at the main entrance to the Subdivision and also to Ryan for weed eating. Maddy Brooks has volunteered to fix the sign to the second entrance.

Park Key/Security (Tom Lynn) There are approximately 50 POs with boat ramp keys.

Technology (Mindy Johnson) Requested to have committee descriptions added to TPEs website. Requested that we set up a way to potentially email POs over upcoming needs or volunteer opportunities.

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President's Report (Sue Morgan)

Old business:

- Park Renovations: There is a long list of repairs and improvements that could be made in the Three Points Park. At this time, it is recommended that those projects be put on hold until the actual 2024-2025 budget allows for continued improvements.
- Retaining wall extension: Al and Roberta have asked for quotes extending the bulkhead and total replacement of pier. Pilings are deteriorated and need to be replaced. Signage has been placed to "use at your own risk"
- Pending speed bumps: There has been a lot of discussion about adding more speedbumps within the subdivision. We will continue to research less expensive ways to obtain more speedbumps and work with POs to find the appropriate place to put them.

Ballot/Election: Greg Patterson, Vice President resigned his position as VP. Annual election was performed, and ballots were reviewed and counted by Maddy Brooks. All positions remained the same and Brian Taylor was nominated for the VP position. Chuck Carter has resigned from the BOD position.

Annual election results as follows:

President: Susan Morgan
Vice-President: Brian Taylor
Treasurer: Roberta Orchard
Secretary: Tammy Crain
BOD 1: Jill Harris
BOD 2: Brenda Fowler
BOD 3: Maddy Brooks

Committee Members:

Architectural: Sara Lam
Beautification: Jill Harris
Keys/Boat Gate: Tom Lynn
Technology: Mindy Johnson

- Motion to raise annual dues 22 Yes/ 21 No, we will continue to discuss at future meeting.

New Topics / Business

- Motion to obtain legal representation/advice utilizing TPEs funds in the amount of \$800, for guidance on how to enforce TPEs Deeds and Restrictions: Vote: 18 Yes/ 0 No
- Volunteers requested to assist in TPEPOs Review and Audit of the Finances.
- Reiteration of what is a city responsibility vs a POAs Board Members responsibility.
Street repairs, signs, and streetlights belong to the city. Official complaint forms for city complaints were offered at the meeting. Dead tree issues, park clean up, reinforcement of violation of Deed and Restrictions.
- Request from POs to have email contact for information for volunteer opportunities when needed
- Request for volunteers to assist with Committee to Review Violations to TPEs Deeds and Restrictions: John Graser stated he might be interested. We can follow up with him
- Election of officers and proposition to increase the POA dues effective Oct 2025: Remains open for discussion
- Update secondary entrance to subdivision: Maddie Brooks volunteered to fix sign
- Replace pier (bids available) on hold
- Resurface asphalt in park parking area: on hold

Subdivision Accomplishments:

- Speedbumps
- New sign at entrance to subdivision
- Dead trees removed
- Park clean up and painting of the rails
- Signage added to park for enforcement of towing
- After 50+ years, there is an official address for the Three Points Park. Now any EMS call can respond to our Park at 23473 Three Points Drive. Next, we will need to affix the address to the Park property.
- Forms for residents of TPEPOAs to address issues/violations of City of Berryville Ordinances

Meeting of New Board of Directors as required. 25 Jan 2025

Next Meeting for TPEPO: Spring 2025

Motion to adjourn