

TPEPOA, INC.

October 4, 2014

Annual Meeting

The meeting was called to order by acting president Al Johnson. Bob Maupin led the opening prayer. The minutes from the last meeting were approved and accepted.

Treasures Report: Roberta Orchard reported she has received dues from 105 members and has collected \$300 in past due dues. She mailed out 72 past due notices in February and currently has 31 past due accounts not including current properties with lien applied. One lien account has been paid and removed. Roberta thanked Mindy Johnson for help with setting up the POA account on Quicken. Current balance in account is \$6326.70. Report was accepted as presented.

City Report: Sue Morgan reported Berryville will get the grant they have been waiting on this month. Half will go for water department and half for new roads. Berryville will provide matching funds. Jeb Circle and Three Points are scheduled to be replaced with the grant funds, not sure if the entire length or just sections will be replaced.

Architecture: Bob Maupin not aware of any new structures going up. He ask for another volunteer for the architecture committee.

Crime Watch: Al Johnson reported his storage shed was robbed of over \$2000 worth of tools. Bob & Angie Halfpenny were also robbed plus another nearby resident.

Sunshine: Wanda Berry mailed two cards, one to Sam Nop and the other to Debra Wood.

Beautification: Roberta Orchard thanked all those who have helped with park and entrance upkeep during the year. The entrance will need upkeep in late October or November. Many areas in the park need care and repair. It was decided to hire someone to keep the park mowed next year. Roberta stated she wanted to be at the park when the person hired was cleaning it up. The bulk head is in bad need of repair. Al made the members aware of each property owners liability concerning anything that happens in the park. Bob Maupin will look into getting legal advice concerning the POA's liability. Sue Morgan will check on the cost of a liability policy for the for the POA. Roberta will check with a realtor she knows about liability insurance.

Park Key: Tom Lynn reported he sold three keys from Oct 2013 to Oct 2014. He purchased ten new keys in June 2014 and currently has 10 keys.

Security: and Greater Lake Palestine Council: Al reported the lake is just over one foot low.

Technology: Mindy Johnson gave those present the POA's email address threepointsestates@yahoo.com. She will email correspondence to anyone who would like to receive correspondence that way. Launched new website today www.3pointsestatespoa.com, it includes links to the city information.

Election of Officers: The slate of officers elected unanimously were-

President - Al Johnson
Vice President - Bob Maupin
Secretary - Wanda Berry
Treasurer - Roberta Orchard
Director - Sue Morgan
Director - Chad Crenshaw

Topics of Discussion: Al Johnson said the association has no power to enforce deed restrictions and the restriction we have now are very vague and need to be brought up to date. He would like to be able to issue fines for violation of deed restrictions. Jim Beggerly will get a list of the restrictions from Diamond Head. After much discussion Roberta Orchard suggested forming a Discovery Committee to review the current deed restrictions and identify the ones that need to be clarified and possibly changed and to present their findings at the May meeting. The board of directors will form the Discovery Committee and evaluate current deed restrictions verbiage for changes that need to be made and present those findings in May. The board of directors will evaluate and present suggested fines to be levied for deed restriction violations.

New Business: Todd Landy reported that Wayne Miller's daughter has put a travel trailer in Wayne's drive and appears to be living in it at 11097 Forest Ln. Wayne's daughter is Christi Boggs. Lemoyne Whitesides ask what the POA is going to do about the fence, Al told him there was nothing we can do.

The meeting was adjourned.