

Three Points Estates Property Owners - Spring Meeting May 14, 2018

Secretarial Report of the Minutes from the May 14, 2018 Meeting: The meeting was called to order by President Al Johnson at 7pm in the Berryville City Hall. There were 15 people in attendance. After a moment of silence and reflection, the agenda of the meeting continued. The motion to accept the minutes from the Annual Meeting was brought to the floor. There were no copies of them available at the sign-in table. There were no corrections or additions to the minutes and the motion was approved.

The Treasurer's Report was given by Roberta Orchard as follows:

As of April 30, 2018, the balance in the Austin Bank account stands at \$10,892.12, of which \$5,000.00 is designated to be used towards the bulkhead replacement in the Park. The Checkbook balances with the Bank statements. I am still in the process of learning the new QuickBooks software which was installed this year and plan to have the program in balance with the Bank and Checkbook by the Annual Meeting. There were 78 Past Due Invoices mailed in February which included some errors due to my inexperience

The City Report was given by Sue Morgan as follows:

At this time, there are no funds available to fix roads in Berryville. However in the Fall, the income to the road fund will be reviewed and road repairs will resume. Sue reported there is no local animal control due to the high costs. This was in response to questions about loose, roaming dogs, and the complaint about roosters crowing at 6 am in Three Points. Sue agreed to review the By-Laws and the City ordinances as to the classification of "chickens" whether they qualify as domestic fowl, household pets, or farm animals. There is no ordinance regarding chickens in Berryville and no "noise" ordinance. Sue advised the property owner to call City Hall to register a complaint. Sue also gave the city water report and the update on the repairs and renovations at City Hall.

Committee Reports:

Architecture - Bob Maupin reports add-on construction at 23248 Three Points Drive.

Beautification - Roberta Orchard thanked Cindy Mason for her help with the entrance at the end of the road. Bob Maupin stated that he got the GLPC sign put up at the entrance. Roberta reported that the Park is scheduled for its routine and summer mowing and maintenance by Fernando.

Crime Watch/ Neighborhood Safety and Security - Cindy Mason asked about the correct procedure to call for EMS/ie.911, since her mobile is not local. Brandon Boykin said that the fire, police, and EMS use GPS to locate the resident, and using a home phone would be best. Otherwise, be prepared to call and specifically describe your location.

Greater Lake Palestine Council - Roberta Orchard and Sue Morgan attended a seminar hosted by the GLPC on January 27th at Chandler City Hall. "A Lesson in Property and Home Owner Associations & Texas POA/HOA Legislative Review" was presented by Ricky Watkins of the Watkins Insurance Group and by Sean Healy, an Attorney in Tyler who specializes in POA/HOA law. The Three Points' Board of Directors has a greatly reduced risk of liability due to the Association Incorporation, and our limited community properties. The Texas POA/HOA Legislative Review 2011 through 2017 was given to attendees.

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James Beggerly gave a report about fishing in Lake Palestine. In addition to the Texas Wildlife, Fish, and Game Wardens, there are also State Police which have jurisdiction on the Lake. It is necessary to have a fishing license, even if you "catch and release". He reported that most problems of illegal activity occur after dark on the Lake. He emphasized safety and security for watercraft and boathouses.

Technology – Mindy reported that she spends about 24 hours a month to monitor and update the web site for Three Points.

Other Committees: Park Gate Key, Security, and Sunshine – no reports.

President's Report: Al Johnson reported that the Bulkhead replacement is not making progress at this time. Bob Maupin had made a visit to Austin Bank and they agreed to make a loan. Roberta Orchard said that she would meet with Bob to discuss the Bank Loan and the financial planning and they would report to the Annual Meeting in October. Al also reported as a reminder that the Annual Dues had been increased to \$50.00 per year plus the addition of a \$10.00 late fee. (Effective October 2017).

New Business:

Bob Maupin reported on the situation of "The Tree", a large, dead tree located along Peninsula Point Drive within the 10' reserved area. This represented a liability concern to the adjoining landowners (not in Three Points). Al and Bob sought bids for tree removal (there were 2 trees). The work cost \$825.00, and was done by workers from Jacksonville.

There was a call to adjourn the meeting, and the Ice Cream Social commenced.

Respectfully submitted,

Sarah Lam