

Three Points' Property Owners Association
BOARD OF DIRECTORS MEETING
JANUARY 20TH, 2024

This Meeting of the Board of Directors and TPEPOA Committee Members was called to order by President Sue Morgan at 1:00 pm in the City of Berryville Community Center.

There were eight (8) members present as follows: Sue Morgan, Greg Peterson, Roberta Orchard, Chuck Carter, Brenda Fowler, Mindy Johnson, Tom Lynn, and Mary Peterson.

- 1) Treasurer Roberta Orchard gave a brief review and the oversight of the POA's Financial Records: In August 2023, Asst. Treasurer Brenda Fowler examined the checkbook and made one correction for entry. Austin Bank is the only fiduciary holder of POA Funds. The Account has six (6) signatures on file and requires two signers on each check transaction. In December, the Frankston Tax Service, which handles all of the QuickBooks data for the POA, filed the 1120-H IRS Form for the 2022-2023 annual year report.
As of 12-31-23, there are 21 Liens and 55 Past Dues outstanding. On 2-1-2024 Frankston Tax Service will debit those accounts with the \$10.00 past due fee, and print out those invoices. Mail out will be done by the Roberta, Tammy, and Brenda.
- 2) Mary Peterson and Mindy Johnson did a random examination of the 2022-2023 income and expenses with entries in the checkbook. A motion was made to accept the current financial status of the checkbook. It was seconded and approved.
- 3) Secretary Tammy Crain was unable to attend, but the Motion (from the Annual Meeting) for Quarterly Meetings was discussed and recommendations were made as follows:
 - a) Designation of Meeting Months: January, April, July, and October
 - b) Tammy will send out the Postcard Notice for the April 22nd 2024 meeting, the Spring Ice Cream Social held on a Monday at 6:30pm.
 - c) The Summer meeting will be held on a Monday, July 22nd, 2024 at 6:30pm.
**Roberta will check the required minimum of advance Notice for all dates.
 - d) The Saturday date for the Fall Annual Meeting in October is pending.
- 4) Architectural Committee – there are no outstanding or pending requests.
- 5) Beautification Committee - Marsha Lynn was unable to attend.
 - a). Tom Lynn stated that Marsha has been taking care of the entrance area, including the bagging of weeds and overgrowth, and raking the gravel skirting.
 - b). Mindy Johnson reported there was a dead tree in the reserve area along Peninsula Point. It was discussed and approved that Mindy would find a Tree Trimmer for it.
- 6) Park Keys/Boat Ramp – Tom Lynn reported that he has issued a park key to the new property owners at 23220 Three Points Drive – John & Angie Valentine.
- 7) Entrance Sign Project –
 - a). Roberta had ordered two street signs and put them on display for this meeting: "Warning Speed Bump Ahead" and an entrance sign referring to Deed Restrictions.
 - b). Mary and Greg unrolled the new Sign to replace the faded and old large sign at the main entrance to Three Points Estates. The photo was submitted by Marsha while Mary and Greg coordinated the details with the manufacturer. Next, they will plan a work date to put up the new sign. Mindy said that Al had experience and offered his help to Greg and others for the project.
- 8) Retaining Wall Project – Al Johnson was unable to attend, but Mindy gave his report.

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The cost was discussed with regards to the balance of funds available. It was suggested that the project be divided into parts: removal of dead, downed trees, overgrown shrubs, etc. prior to the actual extension of the retaining wall in the Park. Roberta was in favor of this proposal stating that the current bank balance was only \$15,235.50 but there would be additional funds in the future. At least, this could be a start to the pending project of extending the current lakefront retaining wall. It was agreed that a motion to proceed with details be presented at the April meeting.

- 9) Speed Bumps in Three Points – Chuck Carter gave a report regarding the three (3) donated “rumple strips” that had been placed on Three Points Drive. They are not secured adequately and considered hazardous. Roberta Orchard recommended that the P.O.A. cover the cost to replace them with certified street traffic Speed Humps. The cost would be approximately \$450.00 and Roberta said she would order them.
- 10) Park Projects –
 - a) Tammy has the paint for the Pipe fence, but it still needs to be cleaned first. Roberta had received permission from neighbors on Port Lane to use their water for pressure cleaning, and will do so again when a work day is planned in the Spring.
 - b). The Park Picnic tables were discussed and it is recommended to make a motion at the April meeting to replace those that are unsafe or unusable.
- 11) Technology Committee –
 - a) Mindy Johnson gave the report of current updates to the website.

Roberta expressed concern that the link to the City of Berryville Ordinances as posted on their webpage has areas of incorrect information that Roberta had addressed in a letter to the City of Berryville last September. Sue Morgan said she would check into that problem in order that Three Points would have a correct and current copy of those Ordinances for the Website.
 - b) Greg Peterson has proposed that ALL deed restrictions, covenants, amendments, and bylaws, etc. be posted on the website for information and enforcement purposes. Mindy offered to work with Greg to assemble this database. Sue felt that there should be a Hardcopy of all those documents (in a Binder). Roberta shared a summary page that she had with references to some items (dating back to 1968). Mary and Sue offered to visit Athens in search of ALL legally recorded deed restrictions, etc. A Motion was made to present this proposal at the April Meeting for consideration by all property owners.

NEW BUSINESS:

Fines for Violation of a Deed Restriction:

This topic was brought before the Board by Roberta Orchard. Just as the POA has a process and procedure for filing a Lien against a property owner for non-payment of Dues, there needs to be a plan, process, and procedure to address the violation of Deed Restrictions. Brenda Fowler brought up the recent State of Texas HB 886 and HB 614 which went into effect 9/1/2023 which allows Associations to levy fines and actually foreclose on property. Roberta will present this application April 22, 2024.

Adjournment at 2:15pm motion by Roberta Orchard, seconded and approved.I.

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