

Secretary's Report of the Minutes
Annual Meeting of the Three Points Estates, P.O.A., Inc.
October 1st, 2022

President Sue Morgan called to Order the Annual Meeting of the property owners in the Three Points' Estates Subdivision at 12:05pm on 10-1-2022 in the City of Berryville Community Center.

Ms. Morgan called for a Moment of Silence and Reflection, and Vice-President Greg Peterson offered a few words of thanks for our new volunteers and expressed hope for the future of our neighborhood and the Association.

The luncheon was ready for all to enjoy the food with old and new friends gathered there. At 12:30 pm, the business of the Annual Meeting resumed.

The Minutes Report from the 2020 annual meeting were not available for review as the position of secretary was vacant at that time.

The Treasurer's Report, given by Roberta Orchard, stated as follows: the Annual Report for 2020-2022, and the proposed Budget for 2022-2023 were mailed on 08-31-2022, along with the Statement of Dues for the coming fiscal year to ALL property owners listed on the current database. Roberta thanked those who volunteered to assist with the Annual Meeting Mailing (Brenda Fowler, Tammy Crain, Sarah Lam, Kristina "Cookie" Wells, Chuck Carter, Tom Lynn, and Greg Peterson). Additionally, Roberta thanked the new Assistant Treasurer for the Association, Brenda Fowler.

The Secretary's Report, given by Tammy Crain, stated as follows: in August 2022, the Association President, Sue Morgan, called an impromptu meeting in response to multiple requests by individuals, who were interested in volunteering and serving the neighborhood. At that time, Sue appointed the following individuals to fill vacancies on the Board:

Vice-President	Greg Peterson
Secretary	Tammy Crain
Treasurer	Roberta Orchard
BOD Position #2	Jill Harris

Current BOD officers include: President Sue Morgan
BOD #1 Chuck Carter

Sue also accepted volunteers to help with different committees as follows:

Architectural	Sarah Lam
Assistant Treasurer	Brenda Fowler
Beautification	Kristi Wells
Database	Mindy Johnson

Current Committee Chairs include:

Beautification	Marsha Lynn
Park Key/Security	Tom Lynn
Technology/Web site	Mindy Johnson

Sue reminded the newly appointed BOD volunteers that they would be placed on the Ballot at the Annual Meeting for approval by the property owners to serve an appointed full term.

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Committee Reports:

-Architectural – Sarah Lam did not have a report at this time, but there are several people who are researching and evaluating some common issues, and concerns that have presented since Bob Maupin retired as Chair of the Architectural Committee.

-Beautification – (Marsha & Kristi were unable to attend the meeting). Roberta Orchard reported as follows: A longtime volunteer, Cindy Mason has relocated to Pearland, TX, and we need more volunteers to help with the “beauty project” at the main entrance. Mindy Johnson has offered to maintain the circle on Peninsula Point. Tammy reported that Kristi has proposed that there needs to be a new TPE sign at the front entrance of the subdivision. Kristi wanted to research an “artistic replacement”. Discussion followed and Mary Peterson offered to reach out to someone she knows about getting maybe a vinyl sign done. Leslie Sweeney offered to assist also.

-Park Keys/Security – Tom Lynn reported that he has issued 6 keys since October 2020. And replacement Keys are now \$25.00.

-Technology – Mindy Johnson reported that she has been updating the POA website and requested that we add the most current amendments to the Deed Restrictions, Covenants, and By-Laws. In addition, she had added the City of Berryville Ordinances, but would like to have those more current or updated where needed. In working on the POA database, Mindy also informed us that the Henderson County Appraisal District is updating and changing the Property ID numbers for the county.

-City Report – Sue Morgan passed on information that the City Council has plans for road work to be done and potential work on the Water Lines infrastructure. Water lines need to be upgraded as per the State of Texas. “Hopefully, these items will be taken care of within the next year.” Sue said she will keep us informed.

Greg Peterson questioned whether the City or the POA would be responsible for enforcing the City Ordinances regarding yards, unmown lawns, housing spaces in disarray, broken down vehicles, etc. He stated to the attendees that they could contact him and he would work with Sue and the City of Berryville on enforcement of City Ordinances.

Theft of property was brought up but not really discussed. Brenda Fowler informed us that we do not have much of a Police presence in our area. There has been a report that tools had been taken from building sites here in Three Points and we probably should not leave anything out. Homeowners should exercise caution and care for any valuables (i.e. generators, compressors, bicycles, mowers, tools, etc.) Brenda asked attendees to join her on getting involved with the Henderson County Sheriff's Department, to help address and understand their issues as well as alerting them to the needs in our community.

-Park Projects –

- 1). The Bulkhead in the Park was replaced and the work completed last Fall (2021)
- 2). The mowing and the services of F & J Lawn Care has been approved to continue.

-President's Report –

Sue Morgan expressed her appreciation to the new Volunteers who have stepped up to serve and help our neighborhood and the Association. The last two years have been tough.

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-Ballot/Election -

Sue Morgan nominates the following individuals for our Annual POA Election: Greg Peterson for VP, Tammy Crain for Secretary, Roberta Orchard for Treasurer, Chuck Carter for BOD Position #1, Jill Ferguson-Harris for BOD position #2.

Roberta Orchard nominates Susan Morgan for President, and Brenda Fowler for BOD Position #3.

The Floor was open for any additional nominees. There were none. Tom Lynn announced that since all candidates were unopposed, a unanimous vote by a show of hands for those individuals and verbal approval, with NONE opposed, the new Board of Directors and Officers are elected and appointed to serve the POA.

(there were 22 in attendance and a copy of the sign-in sheet will be attached).

NEW BUSINESS:

- 1) Proposal for Robert Elmore to organize a Park Project to pressure clean and paint the iron fencing. This was approved and funds are included in the proposed budget.
- 2) Proposal for an Art Competition and/or Ideas for a new sign at the main entrance.
- 3) Concerns were brought up regarding the boat ramp and whether more could be done to make it more user friendly. Discussion followed with many ideas on how to fix the situation as well as the cost. Roberta Orchard asked those who had ideas to present her with a proposal and a budget, so it could be addressed.
- 4) Greg Peterson request for an addition to our By-Laws for the allowance or refusal of short term rentals, specifically talking about VRBOs and Air BnB type short term rentals. A straw consensus vote of attendees was taken and 19 voted against the VBRO and AirBnB, 1 voted for allowing short term rentals. *** The Secretary will draft a letter/notification to send to all property owners for an official vote that there be no rentals of less than 30 days.
- 5) There was a discussion about the different housing types allowed in the TPE Subdivision, due to the recent placement of a modular/manufactured home on Port Lane in Unit 1. The Deed Restrictions are specific that Mobile Homes (Manufactured Homes) are allowed to be placed within the Mobile Home Area of the Subdivision. This area includes the Mobile Home Estates (MHE), Lots 1-42, and Unit 4, Lots 14-27. In addition, there are City of Berryville Ordinances that Permit the moving of manufactured homes into only three designated areas of the City. Verbal agreement was for an amendment to the current deed restrictions to prevent future violations. It was agreed that all residential lots should have homes built "on-site" on a cement slab.
- 6) Clarence Morton requested individuals, volunteer and become involved in the Berryville Cemetery Board. There will be a meeting in early December. His contact information is: Home #903-714-5722, Office #903-876-4835. Thank you.
- 7) Meeting of the New Board of Directors as required is planned for Tuesday 10-4-22 at 10am.

Respectfully submitted,
Tammy Crain, Secretary, Three Points Estates POA, Inc.