

Secretarial Report of the Minutes from the October 8th, 2016 annual meeting.

The meeting was called to order by President Al Johnson at noon. Vice President Bob Maupin shared a prayer and a moment of silent reflection. A luncheon/social was enjoyed before the business meeting.

The business meeting resumed with a call to approve the minutes of the 2016 May meeting. There was a correction of the minutes from the floor as follows: “the Park was not given to the property owners in 1968; it was sold to them for \$1.00 and at that time it was necessary to create a property owners association”. With this correction, the minutes were approved.

Treasurer’s report was given by Roberta Orchard as follows:

The Annual Financial Report of 2015-2016 and the Proposed Budget for 2016-2017 were mailed with the Notice of the Annual Meeting to all property owners on September 8th. This year is the first that our income did NOT cover our expenses for the year. Last March, there were 44 Past Due Notices mailed. At this time, there are 27 of those that remain unpaid. There are also 29 property owners for whom we have returned mail, no current address, no phone number, or other contact information. We have a few who simply refuse to pay dues. Liens have been filed in the past and of the current owners, there are 16 Liens filed in the courthouse in Athens. There are two expense items that have severely impacted our income this year:

1. Park Maintenance – the mowing and cleanup of the Park had always been handled in the past by the Volunteers. Since last year, we have had to pay for the maintenance in the Park.
2. Postage – in order to comply with the statutes of the State of Texas, the costs of the mailing for the Annual Meeting has tripled.

In view of this situation, I would like to ask the Board of Directors to consider alternative options to address the income and expense issues. Last year, I asked for a volunteer, someone who could help with the Past Due Accounts. Again, I am asking for the help. If there is one of you present who would consider this, please let me know. Are there any questions regarding the Treasurer’s reports? Hearing none, is there a motion to accept the Treasurer’s Reports? The motion approved the reports.

City Report was given by Sue Morgan: (the recorder was not functioning.)

Committee Reports:

Architecture Report was given by Bob Maupin who reported there was one application and it was approved.

Beautification Report was given by Roberta Orchard:

This past year has not been as beautiful as we would like it to be for the entrance, or any other areas in Three Points. Last Spring, Sue Morgan and I did the usual cleanup at the end of the road. Tom Lynn attacked the overgrown weeds, including the tomato plants a few weeks ago. I did spray the gravel again last week with weed killer and am checking into getting more gravel and additional mulch for

inside the garden area within the next 2-4 week. Next is a huge thank you to Debra Wood for taking care of the enormous burn pile that had accumulated in the Park this year. With the lake storms earlier this year, there was quite a bit of debris that washed into our boat launch area, and Fernando moved it up to the park area burn pile. Again, thank you to Debra, Tom, and Sue for their help. As part of the Beautification Committee, I am undertaking a project to document and identify all of the reserve/common areas with the subdivision. If there is someone who would like to help, please let me know at 903-876-5146.

Crime Watch – Al suggested that an informal group of volunteers could monitor our areas perhaps on a monthly basis and report to him, otherwise there was no official Neighborhood Watch report.

Greater Lake Palestine Council – Roberta stated that our membership in the GLPC provided our association with the information pertaining to POA/HOA regulations from the State.

Park Gate Key/Security: The report from Tom Lynn stated that no gate keys were issued. Any property owner who wishes to obtain a gate key, please contact Tom Lynn at 903-876-5385.

Sunshine committee is inactive.

Technology Report: Mindy Johnson said that the website is not currently up to date but will be soon.

Elections Committee Report by Roberta Orchard:

This is a newly formed committee to comply with the statutes of the State of Texas. At this time, we do not have a nomination committee. Instead, we had a group of volunteers who did a mail out workshop in order to meet the requirements and deadlines of the deed restrictions, association by-laws, and state laws. Sue Morgan, Mindy Johnson, Debra Wood, Jessa Rollins, Jane and Ed Scudder, Roberta Orchard, and Brenda at Berryville City Hall, all contributed to the success of three mass mailings. The invitation for Participation, the Notice of Annual Meeting, and the Official Ballot were sent to all property owners via the U.S. postal service in three separate mailings. The association greatly appreciates these volunteers.

Special Committee Report on Bids to fix the bulkhead in the Park was given by Sue Morgan. There were two verbal bids: 1) vinyl/plastic for approx. \$18,000. 2) metal retaining wall for approx. \$20,000. There needs to be additional details and written bids for the Board to consider the contractors. Discussion followed and the motion was tabled until the board of directors can attain fully written detailed information for the project. Sue Morgan will continue to pursue this matter. Thank you.

The President's Report by Al Johnson:

This included the implementation of voting procedures to comply with the current state rules and regulations, and a thank you to the Volunteer workshop who handled the major mailings for this annual

meeting. Al told the members present that Sarah Lam had volunteered to serve as our Secretary, and then introduced the Election Volunteer/Clerks: Debra Wood, Kim Walker, Jane Scudder, and Vivian Evrage. Again, the association thanks these volunteers.

Ballot/Election:

The floor was open for nominations and discussion of the proposals. There was discussion about the minimal information given for the proposals. There was a motion from the floor and discussion for a dues increase to \$50.00 per year beginning on October 2017. There was discussion for a late fee of \$10.00 to begin in January 2017 and a motion was made. Roberta Orchard nominated Sarah Lam for Secretary. The floor was closed for casting of final ballots by membership present at meeting.

Elections Report by Debra Wood:

On 9-15-16, the Official Ballot was mailed to all 150 property owners. There were 28 returned mail. The Ballot Box at the Berryville City Hall contained 31 ballots, and there were 8 ballots cast at the meeting. The election results are as follows: Re-elected President Al Johnson, re-elected Vice President Bob Maupin, elected Secretary Sarah Lam, and re-elected Treasurer Roberta Orchard. Board of Directors re-elected are Chad Crenshaw and Sue Morgan. All three propositions: 1) Increase Annual Dues, 2) One-time assessment to fix bulkhead in the Park, 3) Implement a late fee on Past dues were approved.

New Topics/Business :

Madelyn Brooks suggested a "calling tree" to remind property owners of upcoming meetings and volunteered to organize that committee. There was discussion about violations in the neighborhood. Debra Wood suggested fines "like they used to do in the old days". Al said that our association has no fine/fee structure in place, suggestions are welcome. Sue M. suggested confer with City first for problems. Al summarized status and details of replacing the Bulkhead in the Park. Norman Neal suggested seeking alternative financing from South Side Bank. There would need to be a directors' meeting before any plans can be finalized.

A motion was made to adjourn and the meeting ended.