



Tri-County Point POA

Tri-County POA residents,

The Board of Directors has cancelled the Annual Meeting and Elections due to unopposed candidates,

Currently the Board of Directors is welcoming,

- **Brent Rozner** as the Secretary,
- **Matt Riehs** as the Vice President
- **George Guerro** as Director.

As we work to transition all the positions and work with the Internal Revenue Service, TCEQ and Texas Workforce on all the past issues we ask to please work with us.

The future of the Tri-County POA is looking bright and we are excited.

Thank You Tri-County Board of Directors and Staff,

Cindy Morrison, President

**NOTICE OF CANCELLATION OF
ANNUAL MEETING/ ELECTIONS ON OCTOBER 17, 2020 AT 11:00 A.M.**

Tri County Point Property Owners' Association, Inc. hereby cancels its annual meeting and elections to be held on October 17, 2020 at 11:00 a.m.

All candidates have been certified as unopposed and are hereby deemed elected; therefore, there is no need for the annual meeting for the election of new Board Members on the Board of Directors.

A copy of this Order was posted on the 14th day of October, 2020 in accordance with the bylaws of the Tri County Point Property Owners' Association, Inc.



President of Tri County Point Property
Owners' Association, Inc.

Board Members

Cynthia Morrison, President

Matt Riehs, Vice President

Karen Schilhab, Treasurer

George Guerrero, Director

Brent Rozner, Secretary

September 15, 2020

To whom it may concern of the Tri-County POA I elect to announce my Candidacy

Name:

Matt Riehs

Edna, TX 77957

Contact Information:

Position running for:

Vice President

Biography:

Recently appointed Secretary of the Tri-County POA

President of Double R Fencing and Developers, Inc.

President of JR Assets LLC

Managing member of Riehs Brothers LP

Managing member of RBros LP

Managing member of Partners Capital LLC

President and owner of Riehs Cattle Company

I recently purchased a house in the Tri-County POA locale. I have bought and sold lots in the area over the last 4 to 5 years in which I still own a couple and plan to purchase more. I have 10+ years management and start-up experience in both the construction industry and real estate industry. I have owned and operated eight companies to date. I currently own, manage and oversee six companies. I have been a part of and overseen the buy out of competitors and the restructuring of companies, including but not limited to debt service, capital raising, and management teams. I have held the following positions, President, Vice President, CEO, CEFO, COO, Construction Manager, Project Manager, Superintendent, Quality Control Specialist, Consultant, Estimator, and at times multiple positions at once within several

companies at the same time. Our construction company was named Best of The Best in Jackson County this year, runner up in Victoria County this year, additionally we were nominated in Calhoun County which the results are not in to date.

I have bought and sold real estate actively over the last 8 years. I am currently involved in two developments and have 3 other properties under contract for which we plan to develop and sell into lots. I have drafted HOA's, negotiated contracts, determined the potential value in land, provided preliminary engineering, cash flow analysis, financial summary's, construction schedules, and developed the properties into attractive homesites that fit the particular market at an outstanding rate of return.

Mission Statement:

I believe in the attraction and the overall affordability of the Tri-County POA locale. I think it is a great place to live and enjoy the aesthetics that God has provided. I see the potential and think that my extensive business, management, financial and real estate experience has a lot to provide to both the community and the POA. I come eager to provide solutions to the issues I see with the water and sewer, road management and upkeep, oversight and transparency, accountability, members liability, and overall direction and improvement of the area, not at the expense of members. If elected I plan to set up committees based on volunteers to both help and direct the efforts of the board. My son Rhett, caught his first fish at the boat ramp and I look forward to working in earnest to provide cost effective solutions that preserve and ensure the sustainability of the community we all share.

Thank you,

Matt Riehs

September 14, 2020

To whom it may concern of the Tri-County POA I elect to announce my Candidacy

Name:

Brent Rozner

Edna, TX 77957

Contact Information:

Position running for:

Secretary

Biography:

Owner/ Operator of BAHD, guide service that specializes in white tail deer hunts, hog hunts with dogs, hog hunts with thermal, and helicopter hunts.

Vice President/ Partner of Double R Developers

Managing member/ Partner of JR Assets LLC

Managing member of RBros LP

Managing member of Partners Capital LLC

Owner of lots in Boca Chica. Previously, I have bought and sold lots in the Tri-County POA District. I run day to day operations for Double R Developers, manage all affairs for BAHD, I've played an integral part in the start up, capital raise and management of both Partners Capital LLC and RBros LP. My expertise is in overseeing development projects, including installing culverts, house pads, driveways, fences, metal buildings, designing drainage routes and making sure the right personnel are in place to provide an excellent service on schedule and under budget. I have an interest in seeing the community do well, I plan to build in the area soon, I love the family friendly environment and hope to be an asset in improving conditions for all members.

Mission Statement:

I see myself as a long term resident of the Tri-County POA. I can see my sons fishing from the pier, swimming at the pool and enjoying the freedom of traveling on a golf cart in a safe and well managed community. I see a lot of room for improvement on the boat ramp, parking, roads, water issues, and lack of maintenance on unattended lots. I have the leadership and expertise to lend to the board/ community to make changes going forward with the POA. I have both ideas and resources to offer to the area which we all value. I look forward to representing the members and community of the POA if granted the opportunity.

Thank you,

Brent Rozner

George Guerrero

09/14/2020

Palacios,Tx.77465

My name is George Guerrero I am a retired contractor/project manager. Mary and I have lived in Boca Chica for 13 months. We really like it here and would really like to help out in any way we can. Therefore I am adding my name to the ballot and will run for the director's position.

I was born in San Antonio, Texas. Attended McCollum High School, with a GED in Springfield, Illinois.

I am retired from construction (48 yrs.)

Carpenters union.....10 yrs.

Sub-contracted.....23 yrs.

General contracting business.....9 yrs. (closed due to illness)

Project Manager (several companies).....6 yrs.

Although never having worked for a POA or HOA, I have worked with small and large groups of people.

As a business owner I was involved in construction of schools, large well known grocery chains, doctors Offices and other commercial work. So working with people was an everyday thing in my business.

As a project manager I did mostly military construction, I had to pass a back ground check so I could Work on the bases. I was the go between my company and the government, which Included military officer's and non-com's. I received a Quality Control Certificate from the Corp.of Engineers to be able To inspect projects.

Vision Statement: I believe my experience in dealing with schedules, budgets, and working with People on all levels and able to get along with all of them is a strong attribute.

My priorities for the community are as follows:

1. Resolve water and sewer issue
2. Take care of the roads
3. Mowing the lots that seem abandoned
4. Removing junk cars, r v's , lawn mowers etc.

George Guerrero Cont.....

09/14/2020

My feelings on the issues are that all things can be fixed in time. With cooperation and understanding from all of the members. It seems that we have a money issue. Are we collecting from permit fees, POA dues, fines for trashy lots.

I personally have a big investment here as so does everyone else. So why can't we fix this thing.

If this community goes down we all go down.

Thank You,

George Guerrero