

# Mission Manor

Homeowners Association, Inc.  
1571 Gastel Drive, Mission Texas 78572

## Minutes of the Meeting of the Board of Directors February 20, 2025

The monthly meeting of the Board of Directors was called to order at 5:36 PM in the Community Room of the Association.

Those attending were: Oscar Alvarez, President; Hal Foraker, Vice-president; Pam Bond, Treasurer; Linda Tweet, Financial Secretary; Janie Weaver, At-Large; and Elaine Botelho, Recording Secretary. Also attending were Board members elect Leticia Lozano and Janie Ponce. Residents attending were Mike Botelho, Victor Lozano, and Mary Clary.

President Alvarez welcomed everyone to the meeting.

### Minutes

The minutes of the meeting of January 14, 2025, were approved by a motion made by Director Tweet and seconded by Director Weaver. Motion carried.

### Treasurer

Treasurer Bond reported on the current balances as:

Regular checking - \$29,492.43

Savings - \$10,674.59

Building acct. - \$ 1,042.49

The bank has started applying services charges to the Building Account. Director Tweet made a motion that this account be rolled into the Regular Checking account. President Alvarez seconded the motion. Motion carried.

There are still 4 2025 HOA dues outstanding

1604 Iowa

1616 Lakeside – making payments

1622 Lakeside

1816 N. Gastel

A lien is being placed on the property at 1604 Iowa. Reminder letters were sent by the Association to owners with outstanding dues in January. The attorney will send a letter to the two remaining property owners.

### Organization of Board

The new Board is organized for the term of April 1, 2025, to March 31 2026, as follows:

President – Oscar Alvarez

Vice-President – Hal Foraker

Secretary – Leticia Gonzalez-Lozano

Treasurer – Janie Ponce

Financial Secretary – Linda Tweet

New signatures on all bank accounts are Janie Ponce, Leticia Gonzalez-Lozano, and Linda Tweet by a motion made by President Alvarez and seconded by Director Bond. Motion carried.

Property files will be maintained by Board Secretary during the absence of the Financial Secretary.

### **Committees**

**Welfare Committee:** There are 31 single ladies and 14 single men. Director Weaver will continue contact with single residents.

### **Financial Secretary**

Sales reported: 1 1553 E. Gastel

Homes for sale: 4 1581 S. Gastel; 1614 Iowa; 1714 Iowa; 1814 N. Gastel

Homes for rent: 3 1581 S. Gastel; 1710 Rio; 1702 Iowa

The owner of 1800 N. Gastel continues to use the property as a rent free guest house. Occupancy forms will be given to the owner of the property to be filled out for each new guest.

### **ACC Report**

No forms submitted.

Chairperson Janie Ponce spoke with the City Detective concerning the number of pets and other pet policy violations at 1612 Iowa. The detective indicated the City was working on policies limiting the number pets at any residence. Director Tweet made a motion that the Association attorney send the property owner a letter outlining all of the violations and the fines for each violation. Director Weaver seconded the motion. Motion carried.

### **Pool and Grounds**

The temperature of the pool is set at 100 degrees. Director Foraker will speak to the pool company concerning the operation of the pool heaters. Director Foraker will also have the pool company look at the water heater for the pool showers.

The sidewalk that cuts through from North Gastel to Rio Drive needs power washing. Director Bond requested that Mr. Guzman be asked to do this. Director Weaver is to ask the owner of 1712 Rio Drive for permission to use their power and water for this purpose.

The Water District has begun to use the pond as a holding pond to relieve pressure on their distribution system. They will continue this process when water is available and at no charge to the HOA.

### **Unfinished Business**

A summary of the attendance and balloting at the annual meeting was given by the Annual Meeting Secretary Botelho. A combination of residents present and proxies totaled 46. Forty-three ballots were cast. Board members were elected by acclamation and both questions were passed by a large majority of the votes.

A spring gathering will be held Saturday, March 22. Chairperson Norma Alvarez will announce time and activities at a later date.

The question was asked who should be called if there is an equipment problem at the pool. This will be discussed in more detail at next month's meeting.

Several residents have asked if the Community Room can be used for Bingo or Lotteria. President Alvarez talked with the Hidalgo District Attorney concerning the HOA gambling liability for this activity. The District Attorney assured President Alvarez there should be no problem. Participation is limited to HOA residents only. Non-residents cannot participate.

Board of Directors Meeting February 20, 2025, minutes  
PAGE 3

**Adjournment**

There being no further business on the motion of Director Foraker, seconded by Director Bond, and carried, the meeting was adjourned at 6:37 p.m.

Next meeting:

Next Meeting - March 20, 2025 – 5:30 p.m. – Community Room  
Spring Gathering – March 22, 2025