

MISSION MANOR

Homeowners Association, Inc.

1571 Gastel Drive

Minutes – April 18, 2024

1620 Lakeside Drive, Mission TX 78572

The meeting was called to order at 5:07 p.m. Those in attendance were board members: Oscar Alvarez, President; Linda Tweet, Financial Secretary; Pam Bond, Treasurer; and residents Mary Clary, Mike Botelho, Hal Foraker, and Isabel Cano. A motion was made by Director Bond and seconded by Director Tweet to allow Janie Weaver, director at-large to participate by phone. Motion carried. Board members absent were Connie Garza, Secretary, and Alma Garza, Director at-large.

In the absence of Secretary Garza, Director Bond made the motion to appoint Mary Clary to be recording secretary. Director Tweet seconded the motion. Motion carried

The minutes of the March 21, 2024, and the special meeting held on April 11, 2024, were presented for approval. Director Bond made the motion to approve the minutes and the second was made by Director Tweet. Motion carried.

Treasures Report

The balance in the checking account is \$30,944.69; savings balance is \$27,119.79; and special assessment account \$10,094.50.

Committee Reports

Welfare Committee

Director Weaver reported that one of our residents has been placed in a nursing home.

Financial Secretary Report

1604 Lakeside - sold and all fees have been received

1710 E. Gastel - check was mailed for fees on April 16

1581 S. Gastel - prospective buyer is concerned about the regulation of needing to neuter his aged and crippled dog. The board will ask the prospective buyer to submit a request for a variance.

1720 E. Gastel - owners have received an offer and all Association paperwork has been completed.

Status of Pool/Grounds

David King was not present to give a report

Director Bond presented three quotes for the removal of two trees in the pond area and the trimming of the palm trees.

1. Sandoval Tree Service - \$3,800 to remove two trees; \$175 to trim an over-hanging branch; \$50 per palm tree

A \$400 discount will be given if all trees are contracted for.

2. Rodriguez Tree Service - \$3,500 to remove two trees; \$0 to trim over-hanging branch; \$25.00 per palm tree

3. Herrera Tree Service - \$4,400 to remove two trees; \$150 to trim over-hanging branch; \$35.00 per palm tree

A.C.C. Report

No applications were received for the month of March.

Building: The City of Mission has issued all permits and will be available April 18 for posting. The remaining \$811.87 for the electrical upgrade will be due upon completion of that project. The electrical upgrade will begin within the next week. Once the electrical upgrade is completed, the contractor will require an initial payment for the new construction.

Board and Other Unfinished Business

President Alvarez expressed an interest in creating a rental control committee to monitor the number of leased properties in the Association. The topic will be addressed at the next regular meeting.

President Alvarez advised the Board that an email was received from Gloria Galvan stating she no longer lives with the Association, therefore creating a vacancy on the Board.

Motion was made by President Alvarez to authorize the posting of the vacancy online and on the bulletin board to allow applications to be accepted until a Special Meeting can be held. Motion was seconded by Director Tweet. Motion carried. A special meeting will be held May 9, 2024, to consider applications received and to possibly make an appointment to fill the Board vacancy.

President Alavarez declared a recess of 45 minutes at 6:15.

The meeting resumed at 7:00 p.m. and went into Executive session to discuss confidential information submitted by Association members related to their payment of the Special Assessment. After consideration of confidential information submitted, no action was taken.

The motion to adjourn the Executive session was made by President Alvarez and seconded by Director Bond. Motion carried. The meeting was adjourned at 7:28 p.m.

The regular meeting resumed. A motion was made by Director Bond and seconded by Director Tweet to adjourn the meeting. Motion carried. The meeting was adjourned at 7:30 p.m.

Oscar Alvarez, President

Connie Garza, Secretary

Gloria Galvan, Vice-President

Pam Bond, Treasurer

Linda Tweet, Financial Secretary

Alma Garza, At-Large

Janie Weaver, At-Large

Special Meeting – May 9, 2024, 5:00 p.m. - 1620 Lakeside Dr.

Next Regular Board Meeting – May 16, 2024 – 5:00 p.m. – 1620 Lakeside Dr.