

Mission Manor
Meeting Minutes
Pool Area
Mission, Texas 78572
Dec. 23, 2021

T. Retka, MM Member At Large called the meeting to order at 9:03 am.

Members attending: P. Bond, D. Solis, B. Salinas and T. Retka. A. Tunseth and N. Ewasko were absent. D. King, and V. Garza also attended.

Agenda Points:

1. Welcome: T. Retka welcomed everybody.
2. Community Issues: D. King informed the Board about four issues:
 - 1614 Iowa front porch/trellis: D. King and D. Solis will talk to the resident to see if a better-looking front porch/trellis can be constructed.
 - 1576 S. Gastel: There are 2 lawn mowers that need to be placed inside the garage. A letter will be sent citing the covenants violations.
 - 1555 S. Gastel Circle: An unmoved car in the driveway need to be attended to. These items will be tabled until after the New Year.Our common area shows dead grass in a few areas. D. Solis will research information on grubs and fungi and advise the Board further.
3. Minutes Approval: December 16th Meeting minutes were read by all members. P. Bond motioned to approve the minutes and T. Retka seconded the motion. Motion carried.
- 4 Treasurer's Report: P. Bond reported \$48,893.17 bank balance as of today.
 - Dues collection: P. Bond informed that as of today 10 more of the annual dues have been paid and she will deposit them. T. Retka asked P. Bond and D. King (past Treasurer) to work together on the end of the year treasurer's report.
5. HR 1588 Requirements
 - MM website utilization:
 - Basic Rules and Pool Rules: D. Solis passed out a copy of the Basic Rules to everybody. There were some minor suggested points to add on Feeding animals, Signs and Trash collection. D. Solis passed out information on Regulation of Display of Political Signs. D. Solis will do the editing on the Basic Rules and send the completed document to T. Retka. All members studied the Pool Rules document, and two corrections were pointed out. B. Salinas will do the corrections and send the document to T. Retka along with a picture of the posted Pool Rules to be sent to L. Graham. L. Graham will post both documents and the picture of the pool rules in the MMHOA website.
 - Filing Bylaws: T. Retka went to Edinburg to record in Hidalgo County the notarized Affidavit and the MMHOA Bylaws. This is needed to complete the Management Certificate.
 - Management Certificate Completion:
 - T. Retka passed out a copy of the Draft Management Certificate and explained all the completed sections. All members present examined the document. T. Retka will do minor editing and he will take the certificate to B. Salinas' residence. B. Salinas will take the document to Valley Land Title Co. to be notarized. B. Salinas will take the notarized Management Certificate back to T. Retka's residence so he will personally take it to Edinburg to file it. D. King acknowledged T. Retka for all the hard work he does for the MM Association and D. King restated that without him the MMHOA would have a difficult time complying with all the HR-1588 requirements.
6. Future MM Operation:

- Volunteer Board Option: Members present reviewed the need of volunteers and hoped that there will be a continuation of a Volunteer Board for the 2022.
Continuing Board of Directors: Vice-President: N. Ewasko
Treasurer: P. Bond

Open positions: President:
Financial Secretary:
Secretary:
Member at Large:
Member at Large:

- Property Management Company: The Board continues to consider hiring a property management company if needed. T. Retka shared a current Management Proposal for Mission Manor from "PMI RGV". PMI-RGV had been one of 2 property management companies interviewed in 2016-2017.
T. Retka went through the information on what kind of services and the cost each resident will pay if we would hire this company. V. Garza suggested to ask the company to provide referrals to see how they serve other HOA's. The Board is collecting information on other property management companies.
T. Retka also explained he will work on two different annual budget proposals: one budget that includes the cost of this Management Company and the other one with an all-volunteer Board of Directors to present at the Annual Meeting. All members thanked T. Retka for working so hard to try to keep the "All-Volunteer Board Option".
Other Points: HR-1588 indicates that Mission Manor will need to communicate with our members via email. D. Solis explained he is keeping record of the residents who have email addresses. (Our Annual Statements mailing asked for Owner's email addresses. To date about 2/3 of returned annual dues have included email addresses.

T. Retka motioned to adjourn at 10:29. P. Bond seconded the motion.

7.Next Meeting: December 30, 9:00 am at Pool Area