

Mission Manor

Meeting Minutes

Pool Area

Mission, Texas 78572

Dec. 3, 2021

MMHOA Vice-president N. Ewasko, called meeting to order at 9:04 am.

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

Agenda Points:

1. What day will the board and Group assemble weekly?

The Board and Group will assemble on Thursdays at 9:00 am. at the pool grounds.

2. Review Implications of Texas Bill 1588 (T. Retka Leads)

T. Retka took the time to make a meticulous review of the Texas Bill 1588 2021 as it relates to Mission Manor Covenants and Board Operations. Copies of this review were passed out to everybody. T. Retka went through each requirement and guided everybody to understand each requirement as it relates to Mission Manor Covenants and Operations. MMHOA is in compliance with most of the requirements. The Board will work on those requirements that need to be met.

Two Samples of some policies the Board will work to be in compliance:

- Dedicatory Instruments Filing Requirement

These Dedicatory Instruments are the MMHOA Covenants and Bylaws. These documents need to be on the MMHOA Website. Lois Graham, MMHOA Website Director and creator will work to include these documents.

- Management Certificate

MMHOA already has a Management Certificate registered with the Hidalgo County. The certificate needs to be updated each time there is a change on the names of the Board members responsible for the management of the association. The Board will work on the updating of this certificate.

3. Review Timeline of the MM Covenants

T. Retka made a detailed review of the MM Covenants history and created a timeline to help the Board to be better prepared for any changes that might be required as the Board enters our 2022 business year. Copies of this timeline were passed out to everybody. This document will be useful to help determine the MMHOA future in terms of management.

4. Use of MM website for Requirements

T. Retka explained that the MMHOA declaratory documents, some agendas and other information will be required to be posted on the MM website. He informed that L. Graham is already posting the MM Board minutes and monthly financial reports.

5. Suggested Methods to Move Forward

The Board reviewed in very general terms possible options to management MMHOA in 2022 and beyond. This is due to expected lack of sufficient owner volunteers for the Board. The options include:

— Continue all Volunteer Board: 2021-2022 Board of Directors has 2 open positions as of today. P. Bond motioned to appoint T. Retka for the Member at Large position. B. Salinas seconded the motion, all members approved the motion. Motion carried. There will be 5 positions (3 resignations and 2 end of term) up for election for the coming 2022-2023 Board of Directors.

— Paid Resident Manager-Leader: This option would involve finding and hiring a qualified MM resident leader who would be responsible for managing/ leading all normal yearly activities of a smaller volunteer Board (from calling Board meetings, handling properties violations, organizing annual dues billing and collection, preparing annual Budget, planning and running the annual meeting and overseeing the Architectural Committee, etc. This option might require a change of the covenants and bylaws but would enlarge the MM budget.

— Hire a Property Management Company to aid a Volunteer Board
D. Solis will get information on two possible Management Companies to share with the Board next Thursday. T. Retka informed the Board about two management companies that previous MM Board members have contacted in 2016-2017. He will have more information about these Management Companies to share next Thursday. This option would require a budget enlargement.

— LLC (Limited Liability Company)
D. King introduced an idea of eliminating the MMHOA and instead establishing an LLC with a reduce number of Board members. This would require Covenant and Bylaws changes but will be discussed further as an option.

6. Minimum Normal Board Meeting items

— Treasurer's Report: \$38,598.46.

— Community Issues: None

— Pool Issues: D. King explained that Hamlin personnel have changed. The person who had always taken care of the pool maintenance is not working there anymore. Hamlin new employees are not doing an appropriate job. He suggested to change pool companies to RGV Sparkling Blue Pools. The Board members will do the following to see if MMHOA can change pool companies.

- P. Bond will Investigate if there is a contract with Hamlin Pools.
- D. Solis will look for contracts in the MMHOA past documents.
- D. King will call Hamlin Pools to cancel their services.
- D. King will contact the new company.
- B. Salinas will write a letter to terminate Hamlin services.

Dead tree by the pool entrance: D. Solis have been investigating different Companies to remove the tree. He will bring this information next

Thursday. He returned \$350.00 to P. Bond to be redeposited in the bank.

This money was supposed to be used to pay for this job, but the responsible company never came back to do the removal of the dead tree.

7. Adjournment: N. Ewasko motioned to adjourn the meeting and A. Tunseth seconded the motion to adjourn. Meeting ended at 10:20 am.

Next Meeting: December 9, 2021 at 8:30 at the Pool Area