

Mission Manor

Homeowners Association, Inc.

Meeting Minutes

1813 N. Gastel

Mission, Texas 78572

Feb. 10, 2022

T. Retka, Chairman Pro Tem, called the meeting to order at 9:05 AM. Members attending: P. Bond, A. Tunseth, T. Retka, N. Ewasko and B. Salinas. D. Solis was absent. D. King, A. Garza and M. Clary also attended.

Agenda Points:

1. Welcome: T. Retka welcomed everybody and thanked M. Clary for hosting the meeting.

2. Community Issues: There was a complaint about the pool being closed. The pool will be reopened when the temperature reaches 75 degrees for several days. Another complaint was brought to the Board about a parked car on N. Gastel that hasn't been moved for several weeks. A letter will be sent to the owner to remind him/her about the MMHOA covenants.

3. Minutes Approval: February 3rd meeting minutes were read by all members. T. Retka motioned to approve the minutes. N. Ewasko seconded the motion. All members approved the minutes. Motion carried.

4. House Sales:

1612 Iowa: MMHOA did not receive The Property Transfer Certificate Fee on the sale of this property. T. Retka visited the Hidalgo CAD Website to find out the new owner information. Mr. Miguel Valentin Jr. bought the property from Enola Martin on January 20, 2022, on a warranty deed/vendor's lien. T. Retka tried several resources to understand the circumstances of the sale and find the name of the Title Company involved in the sale of this property. He spoke to Texas Real Estate Commission, Darrel Davis the MMHOA attorney, and the loan office for Movement Mortgage, and Eugene Ragsdale of Sierra Title who was involved in the property sale. Sierra Title Company has sent the Resale certificate to T. Retka who has passed it to D. Solis with instructions. D. Solis will complete the MMHOA forms for Sierra Title to be able to collect the Property Transfer Certificate Fee.

1716 E. Gastel: The closing on this property will be on February 15.

5. Pool: The Board will continue to work to find the best solution to lower the gas bill. An electric heater's probable expenditure of less than \$50K will not require three formal bids, but the Board must make an informed decision. At present, there are two suggestions that need to be researched to make an informed decision:

1. An electric heater to supplement one of the gas heaters
2. An automatic pool cover

6. Treasurer's Report: P. Bond reported \$70,137.75 bank balance as of today.

Dues collection: There are only 2 dues unpaid. T. Retka called the 1704 Rio Drive property owner, and she said a check is on the mail. The Board will continue to work with the 1604 Iowa property owner to collect the dues.

Audit Committee: P. Bond shared the report to be read at the annual meeting.

7. Occupant Forms: There are 14 out of 107 Occupancy forms to be collected.

8. Annual Meeting:

Proxy Forms Returned: The Board has received 13 proxy forms as of today.

Review candidate situation:

D. Solis provided T. Retka the ballot form which includes four candidates:

1. Mary Clary
2. Alma Garza
3. Oscar Alvarez
4. Abelino Leal

The Board still needs 1 or 2 more candidates.

Other Annual Meeting Preparations: T. Retka went over all preparations for the meeting: Arrival time: 12:00 noon, Masks: N. Ewasko will bring a box, Mask sign: P. Bond will create and print it, B. Salinas will bring the Voting stick, tape recorder, hand outs (2021 Annual Meeting Minutes, Proxy Forms)

D. Solis will bring sign in sheets, Owner Directory, ballot sheets, Benefits of Living at Mission Manor.

Review Power Point Presentation: T. Retka shared the additions to the power point presentation. He added some pictures of the improvements to the common area.

9. Next Meeting: Week of February 24 possibly at the pool area if weather permits, but needs to include newly elected Board members so date/Time/Place could change.

10. Adjournment: T. Retka motioned to adjourn the meeting. N. Ewasko seconded the motion. Meeting adjourned at 10:08 AM.

Blanca Salinas

A handwritten signature in cursive script that reads "Blanca Salinas".

Mission Manor Homeowner Association, Inc. Secretary