

Mission Manor

Homeowners Association, Inc.

Meeting Minutes

1622 E. Gastel

Mission, Texas 78572

Feb. 3, 2022

T. Retka, Chairman Pro Tem, called the meeting to order at 9:03 AM. Members attending: P. Bond, D. Solis, A. Tunseth, T. Retka and B. Salinas. N. Ewasko was absent. D. King, A. Garza and M. Clary also attended.

Agenda Points:

1. Welcome: T. Retka welcomed everybody.

2. Community Issues:

1571 S. Gastel Owners/Occupants: D. Solis reported that all forms are completed, and dues paid on this property.

3. Minutes Approval: January 27th meeting minutes were read by all members. T. Retka made a correction on the Board Election Ballot paragraph. Instead of "Current candidate list includes P. Bond and N. Ewasko", it should read "P. Bond and N. Ewasko are returning members". T. Retka motioned to approve the minutes as amended. A. Tunseth seconded the motion. All members approved the minutes. Motion carried.

4. House Sales:

1612 Iowa: This property is sold. D. Solis talked with the new owner several times. The new owner completed all MMHOA required documents and has paid the annual dues. T. Retka will try to contact the Real Estate company involved in the sale and get the name of the Title Company involved. The Board was not contacted by any Title Company on the property sale.

1716 E. Gastel: The prospective buyer requires information about the MMHO Association's insurance. Current owner talked with D. Solis about this issue. D. Solis explained him that the association only pays insurance for the common area. Each resident is responsible for their own property insurance. D. Solis has provided the prospective owner and Title Company with MMHOA insurance coverage information.

5. Pool : D. King emailed the Board his research on electric heaters. He suggested that the pool heating costs would benefit from use of a

supplemental electric heater in addition to the existing gas heater. The supplemental electric heater would be used to maintain water temp once the heaters bring it up 87F. Electric heaters are more efficient than gas heaters. T. Retka suggested that this issue requires more information and is a major expenditure \$5000 to \$6,000, and it should continue to be discussed by the next Board of Directors. D. Solis asked to include three bids for labor as required by the new 1588 HO Association Law.

6. Treasurer's Report: P. Bond reported \$65,783.97 bank balance as of today.

Dues collection: There are only 2 dues unpaid. T. Retka will call the 1704 Rio Drive property owner. A. Tunseth volunteered to call the 1604 Iowa property owner.

Audit Committee: P. Bond explained that the only one observation from the committee was that she needed to keep records of the different common area maintenance payment schedules. M. Clary, one of the Audit Committee members, said that the auditing was easy and smooth because P. Bond kept an excellent order of all documents.

7. Rental Property Identification: T. Retka provided the Board with a list of the rental properties. There are a total of 12 rental properties.

8. MMHOA Packets: T. Retka asked D. Solis to have six MMHOA packets printed.

9. Annual Meeting:

Proxy Forms Returned: The Board has received 10 proxy forms as of today.

Review candidate situation:

The Board needs 7 members to be complete.

Returning Board members: N. Ewasko and P. Bond.

The Board needs 5 more Board members.

Alma Garza, Mary Femat Clary and Oscar Alvarez are community residents who have expressed their interest to be in the Ballot.

Mary Clary talked to Avelino Leal, and he is willing to be part of the Board.

T. Retka suggested to call these residents to be sure they will attend the Annual Meeting on February 12.

Board members called Maribel Alvarado, Ismelda Dye, Nancy Algrim, Mary Munoz, Sanjuanita Ponce, David & Sandra Nott. They all said they cannot

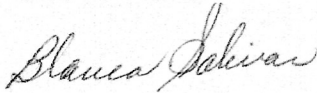
be part of the Board. Bloczynski Bonnie said that maybe she could have a position as a Member at Large.

Review Power Point Presentation: T. Retka showed all power points slides to Board members and community residents in attendance. There were some suggestions to add to the presentation. T. Retka took note and he will add the suggestions.

9. Next Meeting: February 10, at 9:00 AM. M. Clary offered her house at 1813 N. Gastel for the meeting to take place.

10. Adjournment: T. Retka motioned to adjourn the meeting. B. Salinas seconded the motion. Meeting adjourned at 10:45 AM.

Blanca Salinas



Mission Manor Homeowner Association, Inc. Secretary