

Mission Manor

Meeting Minutes
1622 E. Gastel
Mission, Texas 78572
Jan. 20, 2022

T. Retka, Chairman Pro Tem, called the meeting to order at 9:02 am.

Members attending: P. Bond, D. Solis, A. Tunseth, B. Salinas, and T. Retka.
N. Ewasko was absent. D. King, Alma Garza and Mary Clary also attended.

Agenda Points:

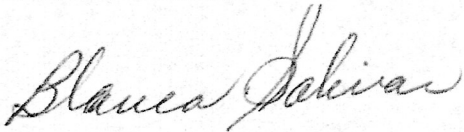
1. Welcome: T. Retka welcomed everybody.
2. MM Secretary Status: B. Salinas informed the Board that due to health issues she wishes to withdraw her name from the ballot.
3. Community Issues: The Board talked about two issues:
1614 Iowa front porch/trellis: Still pending.
Common Area Grass treatment: D. Solis talked with Pancho about the grass problem. Pancho said he will need to do 3 treatments for \$100.00. If he buys the materials, he will need reimbursement, or the association buys the materials. He suggested to wait for Spring. This issue will be discussed later.
4. House Sales:
1700 Rio Drive: The Association got a check for \$570.00 to cover the Annual dues and the Property transfer fee.
1612 Iowa: Still for sale. Realtors are showing the property.
1716 E. Gastel: The prospective buyer needed more information about the renting regulations in this community. T. Retka will prepare a clarifying email to him.
1622 Lakeside: This property is in the process of refinancing. A company working for the Title company has requested the MMHOA information.
5. Minutes Approval: January 13th meeting minutes were read by all members.
P. Bond motioned to approve the minutes and T. Retka seconded the motion.
Motion carried.
6. Possible Pool Leak: P. Bond looked at the water and gas bills for the past year. She Explained there has been an increase in water and gas usage. She also informed that the gas price has almost gone up 75%. D. King talked about the possibility of an underground pool plumbing water leak. He said that a leak-detection test is needed to determine the cause of the leak and possibly understand the increase of the gas bill. The Board approved D. King to go ahead with the leak-detection test which costs \$500.00.
7. Treasurer's Report: P. Bond reported \$57,277.03 bank balance as of today.

Dues collection: P. Bond provided the board a list of residents who have paid the annual dues and a list of the 28 residents who have not paid their dues. T. Retka distributed all Board Members and the three volunteers who attended the meeting a reminder note to be personally delivered to these residents.

Audit Committee: P. Bond presented 3 community members' names to take part of the Audit committee: Rogelio Montemayor, Mary Femat Clary and L. Graham. The Board approved the Audit Committee members.

8. Annual Meeting Announcement Mailing: There was only one mailing returned. D. Solis will follow up on it. There were two proxy forms received. B. Salinas will collect the proxy forms.
9. MM Timeline Completion:
T. Retka discussed the timeline with all members. There were some suggestions which he will add and/ or correct. This document is now complete and can be used with future Board members.
10. Invite the Property Management for Discussion: T. Retka informed that a representative from PMI will be invited to the next Board meeting on January 27.
11. Next Meeting: January 27 at 9:00 AM.
12. Adjournment: T. Retka motioned to adjourn the meeting. B. Salinas seconded the motion. Motion carried. Meeting adjourned at 10:35 AM.

Blanca Salinas



Mission Manor Homeowner Association, Inc. Secretary