

Mission Manor

Homeowners Association, Inc.

Meeting Minutes

1622 E. Gastel

Mission, Texas 78572

Jan. 27, 2022

T. Retka, Chairman Pro Tem, called the meeting to order at 8:58 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:

1614 Iowa: Tabled for future discussion.

1622 Lakeside Refinancing: D. Solis completed and emailed the information requested by American Property Guard, a 3rd party company that is gathering financial information for Old Republic Title II Inc., the company in charge of the refinancing.

3. Minutes Approval: January 20th meeting minutes were read by all members. T. Retka motioned to approve the minutes. P. Bond seconded the motion. All members approved the minutes. Motion carried.

4. House Sales:

1612 Iowa: MMHOA has not received any information on the sale of this property. The Board will contact the previous resident to know the status of the sale.

1716 E. Gastel: MMHOA has received all required documents; ID's, HOA forms, and MMHOA has clarified the covenant requirements concerning rental properties.

5. Pool Leak Investigation/ High Gas Bills: D. King reported that the Leak-detection test did not show any underground pool plumbing leaks. This last work at the pool included a leak test which required draining the pool and temporarily plugging off all water lines to allow air to be pressured in the pipes to see if the pipes held air pressure. All pipes passed the pressure test at a cost of \$500.00. The next procedure was a visual inspection for any cracks that would allow water to escape from the pool. There were cracks

found around the skimmers and epoxy was applied to stop the leaks at a cost of \$100.00. In the process of the pressure test, two antiquated valves in the mechanical room in the south pool circulation system, were no longer able to be used and new valves had to be installed at a cost of \$400.00. The total cost was \$1000.00. The Board is aware of the increase of gas cost which has gone up about 37%. The Board will continue to investigate if there are any problems with the efficiency of the pool heaters. T. Retka asked D. King to collect information about electric heaters to try to lower our pool and spa heating costs.

6. Treasurer's Report: P. Bond reported \$62,398.14 bank balance as of today.

Dues collection: There are 18 more dues unpaid. All reminder notices were distributed and seems like most residents will send their payments before the end of the month.

Audit Committee: P. Bond explained that R. Montemayor, an approved Audit Committee member, opted out and she needed Board's approval for a replacement. T. Retka motioned to approve B. Leal as a replacement. B. Salinas seconded the motion, a majority of Board members approved the motion. Motion carried.

1099 IRS Forms: P. Bond informed the Board members she has sent 1099 forms to Francisco Guerrero (Pancho), Rio Bravo Sprinklers and Ana Herrera (Tree trimming).

7. Annual Meeting:

Proxies: The Board has received 6 proxy forms as of today.

Board Election Ballot:

The Board need 7 members to be complete.

N. Ewasko and P. Bond are returning members.

We need 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.

Board members will call and ask the following residents to consider running for a Board position - Maribel Alvarado, Ismelda Dye, Nancy Algrim, Mary Munoz, Sanjuanita Ponce, David & Sandra Nott and Błoczynski Bonnie.

8. MM Timeline Completion: T. Retka distributed the completed Timeline to all members to keep and to follow from this day forward.

Other Business: D. Solis asked for assistance in identifying Mission Manor rental properties to include these on the Annual Meeting Financial Secretary Report.

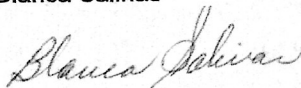
T. Retka asked D. Solis to have MMHOA packets ready for new buyers.

9. Next Meeting: February 3, at 9:00 AM. T. Retka will share the slides he has prepared for the Annual Meeting.

10. Adjournment: T. Retka motioned to adjourn the meeting. B. Salinas seconded the motion. Meeting adjourned at 9:50 AM.

Board Members and attending volunteer residents stayed for a Property Management presentation.

Blanca Salinas

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

Mission Manor Homeowner Association, Inc. Secretary