

MISSION MANOR

Meeting Minutes
1720 Rio Drive
Mission, Texas 78572
January 28, 2021

MMHOA President, L. Vasquez, called meeting to order at 8:05 am.

Members attending: L. Vasquez, D. King, J. Vasquez, A. Tunseth, B. Salinas and N. Ewasko. D. Solis was absent. T. Retka, B. Bloczynski, P. Bond and A. Malhorta were also present.

1. Welcome: MMHOA President, L. Vasquez welcomed everyone.

2. Minutes:

January 21 meeting minutes were read by all members. L. Vasquez motioned to approve them and A. Tunseth seconded the motion. Motion carried.

3. Treasurer's Report:

D. King reported the Balance of : \$57,158.60 which includes: 81 dues deposited, some dues have been mailed and 18 dues yet to be paid.

4. 2021 Annual Meeting Logistics

- 1.) There is a need of 4 new members for the board.
 1. President
 2. Vice-President
 3. Treasurer
 4. Member-at-LargeB. Bloczynski, P. Bond and A. Malhorta who attended the meeting are willing to participate in the Board of Directors. N. Ewasko is willing to continue to be a member of the Board of Directors. Her name will be included in the ballot.
- 2.) A sign will be posted in the bulletin board to announce the annual meeting.
- 3.) Members will meet earlier before the meeting to set up tables and chairs.
- 4.) L. Vasquez and D. Solis will prepare the ballots.
- 5.) B. Salinas will call D. Solis to prepare the sign-in sheets.
- 6.) L. Vasquez will have all pertinent information to share at the meeting: list of improvements, audit report,...
- 7.) L. Vasquez will work with D. Solis to update and enlarge the phone directory to pass out at the meeting.

Other Business:

* Spa Leak: D. King informed that he eliminated the leaking spa jet system by capping off 6 jets and converting circulation system to jet nozzles, approximate cost \$50.00. But he thinks that the board will need to approve the leak test and eventually repair the leak. The cost is high but in the long run, it will save the association money with the gas bill.

* Bathroom lights: This issue will continue to be discussed. Two options were discussed:

- 1.) Replace 8 fluorescent fixtures with LED lights for about \$200.00. Or
- 2.) N. Ewasko suggested "disinfectant lighting" which she will explain about them next meeting.

* Disposal of the pool cover: D. King offered to haul away the cover and the lights. T. Retka and L. Vasquez offered to help. This will be done after the lights are changed.

* Micro Soft office 365 Renewal: T. Retka explained to L. Vasquez that when Best Buy call him to renew the subscription, he needs to decline the renewal. T. Retka will purchase the subscription and he will distribute it to the board of directors.

* MM Association By-laws and Covenants: T. Retka will provide digital copies of these documents to the board candidates: B. Bloczynski , P. Bond and A. Malhorta.

* MM Board of Directors Insurance: L. Vasquez explained there is an insurance that covers all board members in case of possible suing.

* Animal Control: D. King talked with a person from animal control about the infestation of cats in the neighborhood. He said that if we set up some traps, he will come and get the cats.

* Reserved funds: D. King suggested, as a long- term goal after the gazebo is resurrected, that the board maintain one year's worth of dues to be held in reserves. Then any unused funds from the previous years' budget be set aside in the Major Improvement on recurring expenses category and saved up for a board room addition or any unforeseen issues.

Next Meeting: Feb. 4, at 8:00 am.

L. Vasquez motioned to adjourn the meeting and N. Ewasko seconded the motion to adjourn. Meeting ended at 9:15 am.