

MISSION MANOR

Homeowners Association, Inc.

1571 Gastel Drive

Minutes – March 21, 2024

1813 N. Gastel Circle, Mission TX 78572

The meeting was called to order at 5:45 p.m. Those in attendance were board members: Oscar Alvarez, President; Mary Clary, Financial Secretary; Pam Bond, Treasurer; Elaine Botelho, Secretary; Alma Garza, At-Large; Janie Weaver, At-Large; board members elect Connie Garza and Linda Tweet; Association attorney Joseph Preston; and residents Mike Botelho and David King.

President Alvarez made the motion to go into executive session. Motion was seconded by Mary Clary. Motion carried. The meeting went to executive session. The board discussed rental/lease issues and fines policy with the Association attorney.

Director Botelho made a motion to adjourn the executive session. Director Bond seconded the motion. Motion carried. Executive Session adjourned at 6:20 p.m.

Regular Board Meeting was called to order at 6:25 p.m.

The minutes of the February 25, 2024, and the special meeting held on February 29, 2024, were presented for approval. Director Clary made the motion to approve the minutes and the second was made by Director Bond. Motion carried.

Treasures Report

The balance in the checking account is \$36,393.15; savings balance is \$27,108.27; and special assessment account \$5,590. There are five properties with outstanding dues.

The Franchise Tax has been filed. The surety bond is due in the amount of \$130.00.

Committee Reports

Welfare Committee

Director Weaver reported that there are currently 32 single female residents and 13 single male residents. There have been some changes in the numbers due to residents moving into and out of the Association.

Financial Secretary Report

1710 E. Gastel Circle - under contract
1581 S. Gastel Circle - lowered the price
1714 Iowa - listed with realtor
1604 Lakeside - under contract
1557 S. Gastel Circle – sold. Received transfer fee and special assessment
1606 Iowa - for rent
1702 Iowa - for rent
1711 E. Gastel Circle – rental – vacant

Status of Pool/Grounds

The salt level is high but will level out with time.

Pool heater is problematic.

Director Bond is to meet with Sandoval Tree Service to get an estimate for removal of a tree at the pond and palm tree trimming.

A.C.C. Report

No applications have been received during February.

A general mailing was sent to all residents regarding yard maintenance.

An estimate for the upgrade of electric service from 150 amps to 200 amps in the existing facility has been received. A3TECT estimated the cost of the upgrade to be \$1,623.75. A deposit of \$811.88 is due at the start of job, and \$811.87 is due upon completion. Director Bond made the motion to accept the estimate and allow A3TECT to apply for all permits and begin the project. Director Alvarez seconded the motion. Motion carried.

Board and Other Unfinished Business

Rental Policies – The rental policies were discussed and reviewed at the workshop held March 14. Director Leal made the motion to adopt the policies as presented, Director Bond seconded Motion. Motion carried. Policies will be filed with Hidalgo County.

Political Signage – A policy regarding regulations of display of political signage within the Association was presented for discussion. Texas state law says all political signs and flags can be displayed 90 days prior to the election and must be removed 10 days following the election. The policy presented reflects the State regulations. Director Leal made the motion to adopt the political signage as presented. Director Clary seconded the motion. Motion carried. The policy will be filed with Hidalgo County.

Both policies will be mailed to all residents for inclusion with current By-Laws.

Special Assessment – Payments for the assessment have been received. There have been several requests for the payment plan. All payments will be deposited in the new bank account that has been set up for that purpose.

Adjournment

The motion to adjourn was made by Director Leal and Seconded by Director Bond. Motion carried. The meeting was adjourned at 7:07 p.m.