

## Madison Park Subdivision Homeowners Association

### Annual Meeting

June 2, 2022

6:30 p.m.

### LOCATION

492 BBQ, 1703 W. Trenton Rd. Suite 112 Edinburg, TX 78539

### ATTENDANCE

#### PRESENT

Gayle Franz, President (2019-2022)  
Rick Moroles, Vice President (2019-2022)  
Eddie Castro, Treasurer (2019-2022)  
Teri Sipes, Member (2019-2022)  
Laura Olgin, Secretary (2021-2024)  
Joey Salinas, Member (2021-2024)  
Norma Garcia, Property Manager

#### ABSENT

\*See Attached sign in sheet for list of all Homeowners present

The Annual Meeting of Madison Park Subdivision Homeowners Association, Inc. was held on June 2, 2022 at 492BBQ in Edinburg, TX . The majority of Board Members and homeowners were present; a quorum being met; the meeting was called to order by Gayle Franz at 6:49 pm. Gayle introduced all current Board of Directors and years they will/have been serving.

- A. Gayle Franz, President (2019-2022) \*OPEN
- B. Rick Moroles, Vice President (2019-2022) \*OPEN
- C. Eddie Castro, Treasurer (2019-2022) \*OPEN
- D. Teri Sipes, Board Member (2019-2022) \*OPEN
- E. Laura Olgin, Secretary (2021-2024)

- F. Joey Salinas, Board Member (2021-2024)
- G. OPEN (2022-2025)

## APPROVAL OF MINUTES

Minutes from the Board Meeting on May 12, 2022 were read by Laura, reviewed and approved. Eddie motioned to approve and Teri seconded. Gayle mentioned that all Board meetings are open to all homeowners if they would like to attend.

## HOA MANAGER REPORT

HOA Manager, Norma Garcia, was introduced and gave a financial review of our checking and savings account. She passed out profit and loss sheet overview from January through December 2021. She discussed Balance Sheet and Income Statement. We are positive in both checking and savings accounts. Exact numbers can be provided by Norma if needed. See Profit and Loss sheets attached. We do have some homeowners (approx. \$7,000) who owe HOA fees. Norma has sent them letter along with additional penalty fees owed. Gayle praised Norma for always helping when we need her and Norma has done an excellent job.

New motors will be installed on gates at exit on Jackson and entrance of Wisconsin. On balance sheet you can see where we have paid 50% deposit for these new motors. Other amount we have spent is on wear and tear of other older motors.

Our Budget overall for 2022 is similar to that of 2021. We are not adding any other projects as of this time. The board is very careful of assessment fees we collect and don't want to have to increase our yearly assessments of \$375.00 per lot/year.

## NEW BUSINESS

### **A) Annual HOA Assessment**

- Our annual assessment continues to be \$375.00 per lot per year. Most new neighborhoods coming up around us have much higher annual fees. As long as we

continuing maintaining our neighborhood and don't have anything catastrophic occur we will be keeping fees the same.

## **B) Suggestions for improvement:**

- Gayle expressed to homeowners if they had any suggestions that they may have to be brought up at the board meeting for improvement or things they may like to see, please write them on the back of the agenda and return to Gayle so board can discuss at next meeting.

## **C.) Open Discussion / Volunteer Board**

**\*Gates:** Celeste Huff would like for us to replace all gates so that they don't keep breaking down and we don't have to keep spending so much money on them. Another homeowner recommended getting lighter gates. Norma mentioned that the current motors we have are not strong enough. The board of directors just approved for the new replacement of HD (heavy duty) motors that will help. Eddie mentioned that the HD motors will help but gates still have wear and tear because so many people use. When discussing the addition of all these things for the gates we may have to increase annual assessment to help with the cost of these items.

- Mr. Sipes mentioned years ago they discussed replacing gates to lighter ones and after doing the research it was way too expensive to do so they decided against it.

- Another homeowner suggested putting wheels at the bottom of the gates to assist in the support of the weight of the gate.

-Celeste is concerned about safety issues when gates are broken.

-Celeste motioned to look into new gates and get prices for new gates. She would like committee created (who are not on the Board of Directors)

-Cindy Guzman mentioned since we just replaced the motors to Heavy Duty motors, we should wait to see how the gates work and assess after that. Should the problem continue then we need to address the gate issue again.

- Teri Sipes mentioned that natural disasters (hurricane) do occur and if we have high winds and severe weather we will have damage and cost to repair the gates. Replacing all of them does not necessarily mean we won't have problems with

them in the future. Teri as real estate agent has seen this occur in many neighborhoods.

**\*Street Lights:** -Neighbor mentioned that there are a lot of areas with not enough lighting in the neighborhood. He runs in the evening and says it is hard to see in certain spots.

-Norma mentioned because we are an HOA we would have to pay for that additional lighting out of our HOA dues. Keep in mind when we have these extra costs we may have to increase our annual assessment fees.

-Norma also mentioned that we have asked the lighting company to change the lights to the daylight version so it is brighter but they don't have those and they are not available.

#### **\*Gates Part 2:**

-VOTE – Motion that there be a committee created to evaluate if it would be recommended to replace our current gates (feasibility study) vs cost of keeping them

11 yes – no one stood in opposition

-Vote PASSED to create Feasibility Committee

- Eddie motioned we appoint 3 members to be a part of this Feasibility Committee to look into this issue

-Successfully passed that we appoint 3 members

-Committee will consist of:

1. Kevin Huff

2. Mario

3. Gil

- Timeline will consist of 3 to 6 months to get information. Eddie motioned that the Feasible Study be completed by this committee by December 1, 2022. Cindy Guzman seconded and all voted in favor.

#### ELECTION OF BOARD MEMBERS (FIVE open positions)

\*Eddie Castro

\*Lily Cuellar

\*Raul D'Lorm

- \* Cindy Guzman
- \*Celeste Huff
- \*Teri Sipes

Names above are the nominees. They spoke about themselves and gave the reasons they wanted to be a part of our HOA Board. Neighbors then voted.

The five members who were elected are:

1. Eddie Castro (2022-2025)
2. Lily Cuellar (2022-2025)
3. Raul D'Lorm (2022-2025)
4. Cindy Guzman (2022-2025)
5. Teri Sipes (2022-2025)

## ADJOURNMENT

Jimmy motioned for meeting to be adjourned and Joey seconded. Meeting was adjourned at 6:54 p.m.

<u>Laura Olgin</u>	<u>,2022</u>
Laura Olgin, Secretary	Date of approval