

# Madison Park Homeowners Association Board of Directors Open Meeting Minutes

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Date: Thursday, February 26, 2026

Time: 7:30 PM

Location: 4707 South Business Highway 281, Edinburg, Texas

## **I. Call to Order**

The meeting was called to order at 7:30 PM by President Bennie Solis.

## **II. Attendance**

Attendance was taken by Secretary Gloria Garcia.

Bennie Solis – President  
Andrew Moreno – Vice President  
Gil Rodriguez – Treasurer  
Ana Arellano – Director  
Jojo Thomas – Director  
Eddie Castro – Director  
Gloria Garcia – Secretary

All board members were present and a quorum was established.

### **III. Old Business**

#### **Approval of Previous Meeting Minutes**

The minutes for the November 6, 2025, HOA Board Meeting were approved electronically and posted on the HOA website. The board documented the approval for record purposes during this in-person meeting.

#### **Madison Park HOA WhatsApp Group**

A Madison Park HOA WhatsApp group has been created to help improve communication between neighbors and the board. Residents are encouraged to join and use the group for neighborhood awareness and communication.

### **IV. Treasurer's Financial Report by Gil Rodriguez**

Financial Update (as of February 26, 2026):

The Association's bank balance is \$35,686.19. There are 16 homeowners with outstanding dues. Once all past-due accounts are paid, the projected balance would be approximately \$44,798.37 (including January and February 2026 payments and the entrance upgrades).

Based on current recurring expenses and assuming no major unexpected costs, the Association projects an ending balance of approximately \$26,000 to \$28,800 by year-end. Overall, finances remain stable with predictable monthly expenses, and we are on track to finish the year in a positive position.

### **V. New Business**

#### **Entrance Improvements**

The Madison Park entrance renovation project is now completed. New LED lighting and sensors were installed, damaged stone was replaced, and structural repairs were made around molding and cracked stucco. Homeowners' feedback about the improvements has been incredibly positive.

#### **Animal Control**

A complaint about dogs outside of fenced property was discussed. A notice was sent to the homeowner and the issue was addressed. The board reminded residents that pets must be on a leash when outside fenced property.

## Newsletter

The HOA newsletter was distributed via email and included reminders about pet rules, neighborhood updates, and community information.

## Spring Garage Sale

<b>Spring Garage Sale Decision</b>
Motion: Director Andrew Moreno made a motion to schedule the Madison Park Spring Garage Sale for April 18-19, 2026.
Second: Seconded by Eddie Castro board member.
Vote: Motion passed unanimously.

## Director Reports

<b>Pothole Repairs</b>
Motion: Director Ana Arellano made a motion to approve \$450 for pothole patching.
Second: Treasurer Gil Rodriguez seconded the motion.
Vote: Passed with six in favor and one opposed.
<b>Pedestrian Gate Lock Replacement</b>
Motion: Director Ana Arellano made a motion to repair the pedestrian gate lock on Jackson Street for \$595.
Second: Seconded by Gloria Garcia board member.
Vote: Motion passed unanimously.

## Architectural Control Committee Report

Pool construction was started without proper forms and city approvals. Owners contacted board and stopped all construction. ACC forms now approved and waiting for city approval.

We are also moving along and property under construction is in progress with maybe 1 month to go.

We have one homeowner missing ACC form for building sidewalk.

<b>Pool Construction Violation</b>
Motion: Vice President Andrew Moreno made a motion not to fine the homeowner due to immediate communication, compliance, and cooperation.
Second: Director Eddie Castro seconded the motion.
Vote: Motion passed unanimously.

## Landscaping and Maintenance

The board discussed maintenance responsibilities for landscaping that extends over HOA fences. A reminder will be included in the next HOA newsletter.

## LED Pole Light Upgrade

Quote received: \$3,950 for 16 lights.

Action:

- Decision pending.
- Board requested additional details on bulb type and potential second quote before approval.

**E. Fence Painting Estimate**

Quote received: \$13,500

Action:

- Placed on hold due to cost considerations.
- Retained for future planning.

**Gate Operations**

The board discussed ongoing operational issues with the Wisconsin entrance gate and the possibility of scheduling a professional inspection to evaluate the cause of the malfunction.

**CPA and Secretary of State Filing**

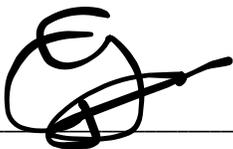
The HOA CPA confirmed that the 2025 tax filing has been completed. The CPA will also update the Texas Secretary of State records to reflect the current board of directors.

**VI. Adjournment open Meeting 9:30 PM**

<b>Adjournment</b>
Motion: Director Eddie Castro made a motion to close the open meeting and move into executive session.
Second: Treasurer Gil Rodriguez seconded the motion.
Vote: Motion passed unanimously.

**VII. Executive Session**

The Board announced and entered Executive Session, to discuss legal and attorney-client privileged matters, including delinquency/collection matters and a former HOA agent issue. The open meeting concluded at 9:30 p.m. The Executive Session began at 9.30 p.m. and ended at 10.30 p.m.,



Gloria Garcia - Secretary