

## Madison Park Subdivision Homeowners Association

Annual Meeting  
November 4, 2021  
6:30 p.m.

### LOCATION

Smokin' Moon BBQ, 1617 W. Polk Ave, Pharr, TX 78577

### 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 (2017-2020)  
Norma Garcia, Property Manager

#### ABSENT

Dr. Luis Rosas, Member (2017-2020)  
Jojo Thomas, Member (2017-2020)

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

The Annual Meeting of Madison Park Subdivision Homeowners Association, Inc. was held on November 4, 2021 at Smokin' Moon BBQ in Pharr, TX. The majority of Board Members and homeowners were present; a quorum being met; the meeting was called to order by Gayle Franz at 6:41 pm. Gayle introduced all current Board of Directors and years they will/have been serving. Due to Covid we were not able to elect new board members in 2020. Those board seats that were up in 2020 will be up for election/re-election this meeting.

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

## APPROVAL OF MINUTES

Due to Covid Pandemic the 2019 Annual HOA Meeting Minutes have not been approved. Laura read minutes from Annual meeting on June 13, 2019. Gayle motioned to approve the minutes and all members voiced and voted in agreement. Minutes were passed and no one opposed. The 2020 Annual Meeting was not held due to Covid.

## 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 2020 – October 2021. She discussed Balance Sheet and Income Statement. We are positive in both checking and savings accounts. Gayle thanked Norma for always helping when we need her and has done an excellent job.

## ITEMS DISCUSSED

### **A) Addendum to Bylaws (vote)**

- Solar Panels are coming in and Board wanted to get ahead of game and make sure we have something in place in our bylaws specifying what will be allowed in the neighborhood. Eddie composed an addendum to Section 15 which will read:  
a.) Utility, Antennas, and Solar Panels

Solar panels may be placed on property which is not visible from the street. In the event solar panels need to be placed in a visible location, a formal written analysis from the homeowner must be provided to the Architectural Control Committee (improvement request form) for approval under Article VIII Section 1.

This section shall be interpreted to be as restrictive as possible while not violating Texas House Bill (HB) 362.

-Solar panels usually have to be placed on the South side of the house. The Texas House Bill 362 does not allow the HOA to deny someone from placing solar panels. The law does allow the HOA the right to help decide where panels should be placed so that it looks aesthetically appealing in the neighborhood.

-There is a new law that states we need to form an Architectural Control Committee. This committee cannot be composed of current board of directors. Norma will be sending a notice soon to community to see who wants to be a part of the 3-member Architectural Control Committee.

\*\*\*Addendum to Solar Panels was voted on and passed. They will be added to our Bylaws.

#### **B) Landscaping:**

- Rick Moroles has helped us tremendously on designing and revamping our landscaping at each gate. Rick explained that we are planning on adding oleanders all along the perimeter fences on Wisconsin and Jackson Rd. The irrigation was redone on the perimeter of the fence so that once we plant the oleanders they will survive.

#### [ELECTION OF BOARD MEMBERS \(Three open positions\)](#)

\*Celeste Huff

\*Laura Olgin

\*Jose (Joey) Salinas

\* Dr. Luis Rosas

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 three members who were elected are:

1. Laura Olgin (2021-2024)
2. Joey Salinas (2021-2024)
3. Dr. Luis Rosas (2021-2024)

## ADJOURNMENT

Gayle motioned for meeting to be adjourned and Joey seconded. Meeting was adjourned at 7:30 p.m.

<u><i>Laura Olgin</i></u>	<u>March 24, 2021</u>
Laura Olgin, Secretary	Date of approval