

Madison Park Subdivision Homeowners Association
Regular Board of Directors Meeting
July 22, 2021

LOCATION

Bar-B-Cutie, 7517 N 10th St McAllen, TX 78504

ATTENDANCE

PRESENT

Gayle Franz, President
Rick Moroles, Vice President
Laura Olgin, Secretary
Eddie Castro, Treasurer
Teri Sipes, Director
JoJo Thomas, Director
Luis Rosas, Director
Norma Garcia, Property Manager

ABSENT

A regular Board of Directors meeting of Madison Park Subdivision Homeowners Association, Inc. was held on July 22, 2021 at Bar-B-Cutie in Mcallen, TX. The majority of Board Members were present; a quorum being present, the meeting was called to order by Gayle Franz at 6:40 pm.

APPROVAL OF MINUTES

Minutes from the last Board Meeting on January 30, 2020 were read by Laura, reviewed and approved. Eddie motioned to approve and Teri seconded.

MESSAGE FROM PRESIDENT

Mrs. Franz took moment to thank all the board members for their time and communication during COVID. The board had not met in person because of safety precautions and she mentioned she was happy to be back on track serving our neighborhood. She thanked Norma for keeping up our website and updating all the minutes to the meetings we had in the past.

TREASURER REPORT

Eddie presented the report of all finances. All deposits, expenses and balances were explained and broken down in detail with the help of our Property Manager, Norma. Each board member was given a copy to review the financials from January 2020 through June 2021. The main expenses over this time were:

1. The upgraded cameras
2. Gate backup battery and motor repair
3. Sidewalk repairs

Gayle motioned to approve the financials and Rick seconded.

HOA MANAGER REPORT

Norma explained to the board that there are still three people that are delinquent on their dues. One of these neighbors is asking for the removal of late fees. The board proposed we waive the late fees with the understanding that if they do not pay the dues in full in 30 days from that notice, then 50% of the late fees will be added back to their owed dues. Eddie motioned to approve the removal of late fees under those conditions and Teri seconded. It was unanimous with the rest of the board on this decision.

OLD BUISNESS

A.) Landscaping Jackson/Wisconsin Roads:

- 1.) Entire Perimeter

-We need to address the landscaping on the perimeter

- Norma got quotes to update our landscaping services. The quotes were from: 1) JMD Landscaping (\$575/month) 2) Antonio's Landscaping (\$550/month) and 3) Barrios Landscaping (\$671.15/month)
- Antonio's Landscaping was highly recommended by many neighbors.
- Rick motioned to change to Antonio's Landscaping by next month and Teri seconded. The rest of the board members were in favor as well.
- The city added sidewalks outside of our neighborhood along Jackson Rd and Wisconsin Rd. Norma mentioned the city will also be adding a bench and a canopy to the corner of Jackson and Wisconsin. When the city added the sidewalks they tore up our sprinklers.
- Since we don't have the sprinklers any more to water our landscaping on the exterior wall, Gayle recommended shrubs along the fence which would be less maintenance. Gayle also believes that adding tall shrubs along the fence would add privacy since now pedestrians can walk along the new sidewalks and see into some of our backyards. Rick agreed with the privacy issues.
- Rick motioned and Eddie seconded for Norma to get a quote from Antonio's Landscaping for the perimeter shrubs and to replace the sprinkler system. Norma will present at the next board meeting so we can vote on moving forward.

2.) Palm Trees

- The palm trees along fence on Jackson Ave and on corner of Jackson & Wisconsin need to be trimmed
- Norma got quote and it will be \$100/per palm tree to trim and \$300/per palm to remove and dispose of tree
- Since some of the palms are touching the power lines Norma reached out to AEP to see if they could help with the situation. AEP said that it was our responsibility to take care of.
- Since it is our responsibility, Eddie motioned to approve the trimming/removal of the palm trees (6 palms need to be addressed) and Gayle seconded.
- Once those palms are trimmed/removed, we will re-visit the shrubs and other palms that need to be planted.

3.) Concrete Work

- We need some type of retaining wall at the Jackson Rd. entrance where the new pedestrian walkway is and where the new city side walk is so that our landscaping doesn't fall when it rains.
- We need something permanent and sturdy.
- Eddie suggested a concrete retaining wall and paint to match the stucco on front end.
- Norma will get two quotes for concrete(cement) retaining wall and she will send through email so we can vote on.
- Once the retaining wall is complete, Rick would like to gather ideas for our landscaping at the entrances. Rick will work on ideas and will present at the next board meeting. Gayle recommended keeping in mind maintenance and looking at plants and shrubs that are low maintenance.

4.) Total Gate Mechanical Replacement

- Gayle mentioned we need to look into replacing the mechanics of our gates since our system is old and breaking down all the time.
- We would replace 4 motors or replace the arms.
- Eddie suggested we replace the arms first.
- Rick recommended that Norma get quotes on replacing the motor and arms.

5.) Compose proposed amendment to covenant re: HOA wall, solar panels HOA WALL:

- There is a concern about what our current bylaws say about our HOA wall.
- There is a neighbor that added bricks without permission to our main fence in their backyard.
- We are concerned that if someone adds to our existing wall it will compromise the structure and could cause it to fall down. That would be a very expensive problem.
- We need to add in the Bylaws and come up with amendment that if someone adds to the current fence and the fence falls, that homeowner is responsible to fix.
- We also need to add in Bylaws if the neighbor doesn't get approval before adding to the fence they should be fined.

SOLAR PANELS:

- Since there are no specifics currently in our Bylaws, We need to come up with rules and there needs to be approval by board of solar panels before anyone adds them to their house.
- We need to bring up in Annual Meeting to vote on adding this to our Bylaws.

6.) Speed Bumps

- Norma continues to received many complaints of people continuing to speed through the neighborhood. It is a constant issue and needs to be addressed for safety.
- We had discussed in the past giving fine to those neighbors who are caught speeding but this would be too difficult to monitor.
- For the safety off our neighbors and especially our children who play outside we feel that adding larger speed bumps would be the solution to slowing those cars down.
- Norma presented board with quotes for the larger speed bumps.
- Eddie is in favor of adding the larger speed bumps but would also like to have the option to be able to talk to/confront those we can pinpoint and let them know the dangers of their speeding.
- Eddie motioned for the approval of the speed bumps and Teri seconded.
- All board members unanimously agreed of the importance of adding larger speed bumps and moving the current ones if need be to place them properly on the street.
- Board members looked at map of neighborhood and agreed that 6 large speed bumps should be added: 2 on Monroe Ave, 1 on Crystal Falls Ave, 1 on Pelican Lake Ave, 1 on Rochester, and 1 on Milwaukee.
- Norma will work on getting them installed and placed appropriately in neighborhood.

NEW BUISNESS

A.) Street sweeper request by homeowner:

- A homeowner requested we hire a street sweeper for our neighborhood.
- All board members voted no and request was denied.

B.) Annual Garage Sale:

- We will have Fall Garage Sale this year
- Dates & Time: September 4th and 5th ,2021 from 7am-3pm
- Norma will pass out flyers to notify neighborhood and will put signs up day before garage sale

C.) Annual Madison Park HOA meeting:

- Plan for late fall (end of October)

Date and Location for Next Meeting

- Thursday, September 23, 2021 at 6:00pm
- Location: TBD

Eddie motioned for meeting to be adjourned and Rick seconded. Meeting was adjourned at 8:11 pm.

Laura Olgin _____, 2021
 Laura Olgin, Secretary Date of approval