

Madison Park Subdivision Homeowners Association

Annual Meeting
JUNE 24TH, 2025
6:30 p.m.

LOCATION

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

ATTENDANCE

PRESENT

TERI SIPES PRESIDENT
EDDIE CASTRO, MEMBER
ALEJANDRA MUNOZ, MEMBER

Norma Garcia, Property Manager

ABSENT

LILY CUELLAR, TREASURER
CINDY GUZMAN, MEMBER

*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 24TH, 2025 at 492 BBQ in Edinburg, TX . The majority of Board Members and homeowners were present at the time the meeting was called to order by TERI at 6:38 pm. Teri welcomed and thanked residents in attendance and took roll call of Board Members being present : Eddie Castro , Alejandra Munoz, and Teri Sipes

APPROVAL OF MINUTES

Motion from the floor to waive the reading of the minutes from the Board Meeting on 1/28/25 & 5/19/25 by Rodney Sipes, Eddie Castro Seconded
Motion passes.

HOA FINANCIAL REPORT

Lily Cuellar; treasurer was not in attendance to give the report .Copy of the report was given to all residents in attendance. Teri Sipes provided copies of checking statements to residents to be reviewed. Statements for December '24, January '25, February '25 and March '25.

ACC REPORT:

Given by Richard Narvadez

ACC committee members in attendance Gayle Franz & Jojo Thomas

Phase 1 approved 2 homes to repaint and Phase 2 approved new construction.

BOARD OF DIRECTORS ELECTIONS:

Seven Positions for BOD are open

Motion made by Celeste Huff: to have staggered terms for newly elected directors: Position 1 least votes, serves 1 year, Position 2 and 3 (least votes) to serve for 2 years. Remaining four directors to serve a 3 year term. Rodney Sipes seconded the motion.

Motion passes

Motion made by Marisol Benavides to move the annual meeting to July so that Norma T. Garcia has an opportunity to run as a director , Ana Moreno seconded. Discussion

Motion retraced by Marisol Benavides

7:43PM Lily arrives at the meeting she is asked by Teri Sipes to give her report and to answer any questions the residents may have.

Celeste is asking why the bank statements were not provided with the financial statement. Lily said that was not her responsibility. However if any homeowner wants the current bank statements she will email it to them.

Candidates:

- 1.Bennie Solis
2. Ramiro Garza (Nominated) - did not accept the nomination
- 2.Gloria Garcia
- 3.Gil Rodriguez
- 4.Eddie Castro
5. Anna Arrellano
- 6.Kevin Huff
7. Teri Sipes (Nominated)

8pm Lily provides copies of May Checking bank statements. Provided by Norma's assistant.

Residents would like a copy of the savings bank statements.

While the copies are being provided to our residents people the following candidates are being nominated or the candidate forms are being filling out:

8. Erica Salinas (Nominated)
9. Jojo Thomas
10. Lee Valencia
11. Andrew Moreno
12. Laura Gonzalez

Each candidate was given 2 minutes to introduce themselves and share their purpose for seeking the director position. Teri asks for volunteers to count the check proxies and election ballots

1. Rafael Garcia
2. Lily Cuellar
3. Richard Narvadez

8:30pm Lily submits her proxies- a short discussion takes place regarding whether they should be counted since they were not submitted at the start of the meeting. The proxies are counted since no one is authorized to reject the proxies.

While the votes are being counted Teri continues to go over the agenda under old and new business.

OLD BUSINESS- Tabled

- A) Increase the annual assessment to \$450.00 per l
- B) Special assessment of \$400 per lot for resealing & repairing streets
- C) Street Maintenance Discussion

NEW BUSINESS

- A) Request residents to provide updated contact information
- B) CCR section 9- yard signs
- C) Public Open Houses - twice per month- first and last weekend of the month
- D) Addressing residents concerns regarding safety & strategies for managing unauthorized solicitors
- E) Exterior stone decor maintenance
- F) Landscaping company discussion regarding maintenance
- G) Resident Camera Access- residents can download the Hik- Connect app and create an account using their email.

Announcement of new BOD Members:

1. Gil Rodriguez (1 year term)
2. Andrew Moreno (2 Year term)
3. Anna Arrellano (2 Year term)
4. Gloria Garcia (3 Year term)
5. Eddie Castro (3 Year term)
6. Jojo Thomas (3 Year term)
7. Bennie Solis (3 Year term)

9:31pm Open forum:

Motion made from the floor by Celeste Huff : contest the election and the proxies ;question on validity of proxies submitted. , seconded by Rodney Sipes, Motion passes

Motion made by Rodney Sipes to amend the CCRS section 10 to repeal limitations on the amount of pets per homeowner , per lot. Seconded by Elizabeth Castro

Motion passes

Motion by Celeste Huff to approve any contracts exceeding over \$1,000 and as homeowners to decide which property management to hire Seconded by Elizabeth Castro

Motion made by Rafael Garcia Bylaws to be amended to read only the owners can amend the bylaws, seconded by Teri Sipes. Motion passes

Motion Made by Bennie Solis to have an audit of the books and finances Celeste Huff seconded . Motion passes

DATE FOR NEXT ANNUAL MEETING

TBA

ADJOURNMENT

Eddie Castro motioned for the meeting to be adjourned and Teri Sipes seconded. Meeting was adjourned at 9:49 p.m.

Teri Sipes _____,2025

Teri Sipes President

Date of approval