

# Madison Park HOA, Inc.

## Regular Open Board Meeting Minutes

May 20, 2026

Location: 4707 S Business Hwy 281, Edinburg, Texas

### I. Call to Order

The Regular Open Board Meeting of Madison Park HOA, Inc. was called to order by Bennie Solis at 7:00 p.m.

### II. Quorum

Secretary Gloria Garcia confirmed that a quorum was present. Directors present at roll call were:

- Bennie Solis
- Gil Rodriguez
- Laura Arellano
- Andrew Moreno
- Eddie Castro
- Gloria Garcia

Jojo Thomas arrived late.

### III. Treasurer's Report

Treasurer Gil Rodriguez presented the financial report for the period of January 1, 2026 through April 30, 2026. The Board was advised that the Association reported total income of \$46,895.48, total expenses of \$12,440.50, and net income of \$35,432.16 year to date. As of April 30, 2026, the Association had \$39,923.59 in total cash assets, including \$39,423.59 in checking and \$500.00 in savings. Gil Rodriguez also noted that there are currently 5 bi-annual accounts that will become due in July and 4 delinquent accounts being monitored for collection purposes. The Board was further advised that the Association remains financially stable and continues working toward the year-end goal of maintaining approximately \$20,000 to \$25,000 in reserves, assuming no emergency or unexpected major expense arises.

### IV. Old Business

1. The minutes from the previous Regular Open Board Meeting held on March 10, 2026 were noted as having been approved by electronic vote and posted on the Association website.
2. Animal Control: The Board noted that the barking dog issue had been resolved.
3. LED Lighting: The Board noted that the LED light project, previously approved by electronic vote on March 26, 2026 in the amount of \$2,205.76, had been fully installed by AEP.

### V. New Business

1. Texas Gas Company Sidewalk Repair: Bennie Solis reported that, after multiple letters and Board follow-up, Texas Gas Company properly repaired the sidewalk damaged in Phase 2 during utility work for a new home.
2. Annual Meeting: The Board noted that the Annual Meeting location had been approved by electronic vote on April 11, 2026. The Annual Meeting is scheduled for June 17, 2026, at 6:30 p.m. at Comfort Inn/MainStay, 4001 S Closner, Edinburg, Texas.
3. Director Election Terms / Governing Documents: Gil Rodriguez explained that although staggered board director terms had previously been motioned and approved, they had not been adopted as an amendment. He made a motion that the Association follow the governing documents as written, under which directors serve three-

year terms, and that the matter be presented at the Annual Meeting for the homeowners to decide whether they wish to amend the governing documents. The motion was seconded by Jojo Thomas. The vote was unanimous in favor, and the motion passed.

4. Resignation of Director: Andrew Moreno advised the Board that he was resigning effective May 21, 2026.

5. Vice President Position: Gil Rodriguez made a motion that Laura Arellano assume the office of Vice President. The motion was seconded by Andrew Moreno. The vote was unanimous in favor, and the motion passed.

6. Enforcement and Fine Schedule: The Board reviewed and discussed the proposed Enforcement and Fine Schedule. Revisions were requested during the meeting, and final approval was deferred. The revised version was later approved electronically.

## **VI. Director Reports**

1. Eddie Castro reported that the spring garage sale was a success and stated that he was interested in organizing a block gathering for the 4th of July.

2. Laura Arellano reported that although most homeowners had addressed their grass issues, a few would still require formal notices and possible fines. She also advised that she obtained an estimate from a professional street sweeping company to clean areas of the streets that were creating drainage issues; however, the cost exceeded \$2,000. She then presented an estimate from the Association's current yard contractor, who agreed to clean the affected areas for \$250. Laura Arellano made a motion to approve the \$250 estimate. The motion was seconded by Gil Rodriguez. The motion passed by a vote of 6 in favor and 1 opposed, with Gloria Garcia voting against.

3. Jojo Thomas reported that the new home under construction in Phase 1 was progressing. He stated that he would contact the City to request placement of a trash container at the construction site, as required. He also stated that he would follow up with the ACC regarding the pending issue involving the empty lot with a fence and no sidewalk as required.

## **VII. Adjournment of Open Session**

The Open Board Meeting was adjourned.

## **VIII. Executive Session**

The Board entered Executive Session to discuss meeting with counsel.

  
**Gil Rodriguez**

Prepared by