

Madison Park Subdivision Homeowners Association
Regular Board of Directors Meeting
November 3, 2022

LOCATION

The Garcia Residence, Edinburg, TX

ATTENDANCE

PRESENT

Eddie Castro
Teri Sipes
Laura Olgin
Lily Cuellar
Cindy Guzman
Joey Salinas, via telephone
Raul D'Lorm, via telephone
Norma Garcia, Property Manager

ABSENT

A regular Board of Directors meeting of Madison Park Subdivision Homeowners Association, Inc. was held on November 3, 2022 at The Garcia Residence. The majority of Board Members were present; a quorum being met; the meeting was called to order by Norma at 6:16 pm.

APPROVAL OF MINUTES

Minutes from the Annual Board Meeting on June 2, 2022 were read by Laura, reviewed and approved. Eddie motioned to approve and Cindy seconded.

OLD BUSINESS

A.) Keypad:

- The pound button is still not working on the keypad
- Currently they cannot only replace the pound button so we are waiting for the whole keypad to come in to be replaced
- Since we have had so many issues with the old keypad the board decided to upgrade to a touch screen
- The order was placed 2 weeks ago and we are waiting for it to come in so that it can be installed
- Teri asked Norma to fill us in on the dates when she is given updated information

B.) LED Lighting for Street Lights:

- LED lighting is now available to replace our current yellow colored street lights
- This would help address those complaints from homeowners who said the lighting is very dim and they are not able to see at night when walking or running
- It would cost approximately \$200 extra a month if we decide to switch lights to LED
- We need to ask homeowners and have them vote on this change because it could cause an increase in our annual HOA dues
- Norma said she would ask the light company if they can add 2 new light posts (same color as they are now) and see what the cost of that would be
- Norma will let us know quote on 2 additional light posts
- Joey mentioned more than 1 homeowner asked about the lights and said there were dark areas
- Eddie thinks it is more cost effective to add 2 new lights over changing all of them to LED
- Cindy mentioned looking into solar street lighting

C.) Feasibility Committee

- They should be presenting their information by December 1, 2022
- Norma will send an email to the committee to let them know

- Eddie would like to see information and numbers so we can make a decision

HOA MANAGER REPORT

Norma gave board members an updated financial review. She presented the September 30, 2022 Balance Sheet. On that balance, we are still pending one speed hump. Norma also presented the Profit & Loss sheet from January 2022 through September 2022. As of this time, we still have 3 homeowners late on their HOA dues. Teri requested a letter be sent to these homeowners that still haven't paid. Norma mentioned we can hire attorney Josh Cummings who can send a letter to them as well and go the legal way. All other homeowners pay on time and it is not fair that these have not.

NEW BUISNESS

A.) Elect Board of Director Positions:

- President: Eddie Castro was nominated by Teri and Joey seconded
- Vice President: Teri Sipes was nominated by Eddie and seconded by Lily
- Treasurer: Lily Cuellar was nominated by Eddie and Cindy seconded
- Secretary: Laura Olgin will stay on as secretary
- All board members agreed and voted unanimously on these positions

President: Eddie Castro

Vice President: Teri Sipes

Treasurer: Lily Cuellar

Secretary: Laura Olgin

B.) Open Discussion:

1. Political Signs – Is there a fee if homeowner does not remove their political signs after the election? All political signs should be removed

when election is over or no later than 1 week after election. Teri would like letters to be sent to those homeowners who don't remove political signs 1 week after election.

2. Gates – Gate arm broke off on October 29th. Turn Key came to fix at no charge. Norma asked board if we could leave gates on Jackson open Monday through Friday 7am-8 am for buses and traffic. It will help with the wear and tear because there is so much traffic coming in and out at those times. Eddie motioned to approve and Cindy seconded. All Board members voted Yes.
3. Stamped Cement at entrances – The driveways are not in good shape. They are breaking apart and need to be redone. We will revisit to determine when we will fix.
4. Oleanders on perimeter – We are only going to let them grow to max of 8 ft. Homeowners who have them along their back fence would like at least 2 ft. over fence so that they have privacy. They are growing fast so we need to keep an eye on them for maintenance.

Date and Location for Next Meeting

- Thursday, January 12th or 19th , 2023 at 6:00pm
- Location: TBD

Laura motioned for meeting to be adjourned and Eddie seconded. Meeting was adjourned at 7:17 pm.

<u>Laura Olgin</u>	<u>,2022</u>
Laura Olgin, Secretary	Date of approval