

Madison Park Homeowners Association

Board of Directors Special Meeting Minutes

Date: July 22, 2025

Time Called to Order: 6:38 p.m. | Adjourned: 9:20 p.m.

Location: 4707 S Hwy 281, Edinburg Tx 78539



Present:

- Bennie Solis – President
- Gil Rodriguez – Treasurer
- Gloria Garcia – Secretary
- Jojo Thomas – Board Member
- Eddie Castro – Board Member
- Ana Arellano – Board Member

Absent:

- Andrew Moreno – Vice President

## **I. Approval of Previous Minutes**

Minutes for Board of Directors Meeting of July 10, 2025, were approved.

## **II. Review of Previous Board Actions & Outstanding Items**

(Discussion summarized – no new motions.)

## **III. Treasurer's Report & Financials**

- Noted receipt of \$500 construction fee.
- Construction fees to remain in savings; no refunds without written authorization.

## **IV. CPA Audit & Tax Filing**

- CPA (Phil Snyman) charged \$2,500 for the internal review.
- He has been provided with all documents we had to begin the review.
- CPA Rolando Sanchez requested the board to sign the 2024 tax return, but due to lack of documentation from HomeKey, the board will wait until the audit results are complete before proceeding.

## **V. Homeowner Communications & Website**

- Website under update; homeowners may now register and update contact information.

- Board to ensure all addresses are current for communications.
- Deadline for updates set by December 1.

## **VI. Gate & Camera System / Vendor Management**

- Turnkey has agreed to train board members.
- Gil Rodriguez accessed gate system without incurring additional service charges.
- Board to retain administrative access.

## **VII. Elections Committee**

- Board requests volunteers for one remaining position on the Elections Committee.
- If no volunteers come forward, the current committee will remain in place.

## **VIII. ACC Committee & Construction Approvals**

- All construction projects must include a site survey.
- ACC will coordinate with builders but must report decisions to the board for final approval.

## **IX. CCR Amendments & Legal Review**

- Board will prepare any CCR amendments and record them with the county as necessary.
- Legal review to be limited to specific items only if needed.

## **X. New Business**

### **Task Assignments for Self-Management**

To assist with self-management responsibilities, the following task assignments were made:

- Website: Gil Rodriguez
- Gates & Cameras: Gloria Garcia and Gil Rodriguez
- Landscaping: Andrew Moreno
- ACC Monitoring: Jojo Thomas
- Community Appearance: Ana Arellano
- Community Activities: Eddie Castro
- 2024 Tax Return Oversight (CPA Coordination): Gil Rodriguez and Gloria Garcia

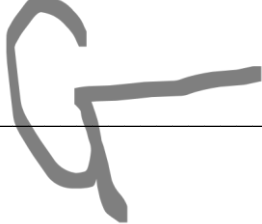
## **XI. Legal Representation**

- Due to legal concerns and threats received, the board agreed to retain legal counsel.
- One attorney will assist with lien letters and real estate issues; another will provide general board representation.
- The board authorized engagement with real estate counsel.

Prepared by:

Gloria B. Garcia

Secretary, Madison Park HOA

A handwritten signature in dark ink, appearing to be 'G. Garcia', written over a horizontal line.

Approved by:

Name: **Gil Rodriguez**

Date: **July-2025**