HOA Meeting Notes for May 13, 2024

Meeting was called to order by Janet Pivarnick, President.

Board Members present were Janet Pivarnick, Nick Perez, Ruben Escandon, Rosa Flores, and Elva Delgado. Enough board members were present to meet a quorum.

Meeting notes from the April 8, 2024 meeting were read by Elva Delgado. Motion was made, seconded, and approved by the board to accept the meeting notes.

Financial report was presented by Rosa Flores, Treasurer.

* The operating account held by Dana Properties was $45,357.99 .
* The Bank of America checking account was 2132.45. However, Dana Properties has since transferred $10,000 to the Bank of America checking account so that invoices for various repairs can be paid by Janet or Rosa.
* The CD at Bank of America balance was $14474.59.
* HOA outstanding dues as of April 30 were $73,076.63. The balance in March was 82435.61. This indicates that that $9358.98 were collected in April 2024. Expenses paid in April were $7107.03.

Janet gave the following information in a budget discussion:

* CD at Bank of America has been renewed for 7 months @4.75% current balance $14,474.59.
* $2200 has been received as income for resale certificates on 8 homes sold.
* Former gardener, Jorge Gardea continued to receive checks after he resigned. He has refunded $100.00 of the $600 that was incorrectly paid.
* $243.94 was recouped for draft over payment to USLI insurance.
* $600. to be recouped from Dana- over payment to former pool maintenance.

Old Business:

* Repairs on pool, pump, filter, timer, electric, kiddie pool paint, and deck patch have been completed. Total cost was $5607.
* Roof resurfaced, silver compound, scuppers, paint & turbine repairs have been completed. Total cost was $4098.67
* Weeds & dead shrubs have been removed from around pond and spillways. Clean up is complete. Cost was $3600. NOTE this included $400 additional for spillways not included in original quote.
* CPO class tuition has been paid. Cost was $350 and instruction is underway!
* Clubhouse now has internet for phone, cameras and pool equipment monitoring. Cost to install was $74.55 and $43.81 is the monthly charge. Router that was purchased cost $92.94. The clubhouse phone number is 915-239-7715. Magic Jack land line phone was installed for $54, saving HOA $508.81 annually.
* 50 new pool fobs were purchased for $93.79.
* Dumpster has been removed saving HOA $3135 annually.

New Business:

* Cesar Limas Landscape Co. has been replaced by Desert Wolf Lawn Care saving HOA $2095.
* New resale certificate has been filed to get $375 upon resale of homes. This adds $100 additional revenue per sale.
* New PO box for Colonia Escondida mail has been set up for HOA business at a cost $108 for 6 months. This is not to be used for payment of HOA dues.
* There has been 24 ft of rock wall repaired at pool entrance at a cost of $300.
* Pool outdoor shower has been fixed! Plumbing fee was $125.00.
* Sprinkler system has leaks and needs repair- Janet is working on getting a qualified contractor.
* Camera system has one inoperable camera. A repair person is coming on 5-14 to work on it.
* All prior key fobs have been deactivated. To reactivate, need to complete a sign up sheet and be current on HOA dues for at least the last 6 months. Swimming pool policy rules were available at the meeting.

STILL NEED:

* Pool maintenance Person. David Bencomo is being considered for the position.
* Fix small pool pump
* Both Pools have small leaks which have been going on for years. This will not prevent passing inspection.
* There was a broken pipe in the pond area that had been taped up and buried. When the landscaping company was doing their work the vibrations caused the pipe to break. Landscaping company is fixing it but has added some cost to their bill since it was not totally their fault.
* Replace privacy netting. Janet is working on getting this fixed.

Open forum:

Patrick Smith recommended obtaining minnows so that the minnows will eat the mosquitoes and thereby control the mosquito problem at the pond. He will furnish information on where to obtain them.

Janet presented a draft document to board members regarding Violation and Fining Policy. This is required under Texas Bill 614 to standardize rules regarding this. Board members are to review, make recommendations, and when finalized it will be sent to the lawyer to review put into place.

With no further issues to be discussed, the meeting was adjourned.