

Mission Manor Homeowners Association, Inc.

1571 GASTEL DRIVE, MISSION, TEXAS 78572

April 09, 2026 5:30 pm - Community Room

This monthly meeting of the Board of Directors was called to order at 5:32 pm. In attendance were board members Mike R. Perez – President, Mario Coronado – Vice-President, and Janie Ponce – Treasurer. Mary F. Clary – Financial Secretary (participated by phone). Connie Garza – Acting Recording Secretary, Janie Weaver – Welfare Committee, Pamela Bond – Architectural Control Committee, Leticia Gonzalez – Neighborhood Watch Committee, Fredy Salinas – Pool and Grounds, and several other residents were also in attendance.

Mike R. Perez - President welcomed the Board members and residents present.

Minutes from the monthly meeting held on March 12, 2026 were approved. Director J. Ponce motioned to accept the minutes and it was seconded by Director Mike R. Perez. Motion carried.

Comments and Communications from Members

Comments:

- Concerns about area around pond (weeds, too dry)
- Water in pond (Fill-up)
- Storage for printer (E. Botelho)
- Signs for speed limit, cars speeding
- Concern about Special Assessment for repairs. Why pay for what they don't use?
- Statements to report HOA budget / expenditures (provided at annual meeting)
- Increase in overall cost of living
- Are there penalties for residents who do not pay dues (Special Assessment/annual)?

Communications:

- Communicate with financial secretary to see budget and expenditures

Treasurer's Report

Balances:

-Checking		\$27,419.05
	Special Assessment	\$5,775.00
-Operating Account		\$21,664.05
-Savings		\$10,736.76
-Interest earned		\$4.55

Accounts Receivable (Special Assessment):	\$1855.00 (due)
Pending HOA dues (with late fees):	\$2658.54
Pending lien:	\$1097.50

There are some unpaid HOA dues, as of today. One payment plan may be set-up for a resident.

Director J. Ponce is sending out notices and making phone calls to residents who have not paid their dues.

See Budget Report attached.

Financial Secretary's Report

Pending paperwork from title company for house on Gastel so MMHOA can approve its sale.

- Yard maintenance violations

The Violation Notices sent out for failing to conform to Article VIII (**property and lot maintenance**) of the Covenants for 3/12/2026 through 4/9/2026 were:

- 1) **1612 Iowa** Unkempt yard with weeds and a large grey water heater in gutter in front of the house.
- 2) **1609 East Gastel** Weeds in rock yard.
- 3) **1816 North Gastel** Palm fronds lying between the trunks of the palms in a large unkempt pile. House is for sale. Letter was sent to owner.
- 4) **1575 South Gastel** Weeds in rock yard. Notice sent to homeowner (**Second Notice**).
- 5) There are clumps of tall weeds in the area around the pond (pictures attached). This matter was brought before the Board of Directors of MMHOA on 4/9/2026.

Pool and Grounds Report (Director Coronado)

- A) Regular report and updates (Fredy Salinas)
- Sprinkler system needs to be activated to check how its functioning. Bring in Cesar to check sprinkler system.
 - Need supplies to clean sprinkler filters (brush, vinegar, baking soda, etc)
 - Water in spa needs to be changed at least every month, as per County Health Department recommendations. The maximum would be every three months. The water must be changed and the spa surface cleaned to prevent the spread of sexually transmitted diseases (STDs).
 - Replace gasket and bell in leaking urinal. Cost of labor.
 - Replace signs in pool area. They are too faded.
 - Need other supplies for bathrooms.

Director Ponce motioned to approve having spa water changed at a minimum every three months, replace bell and gasket on urinal, check sprinkler system, add backflow preventer, connect to a meter, and change from pond to city water. *Cesar can work on sprinkler system (connect and check) and transitioning from pond to city water, if it can be kept under \$500.00.* If not, the board will need to reconvene to get another proposal. The motion was seconded by Director Coronado. Motion carried.

Fredy will obtain and turn in proposal (quote) for review. Ask Cesar how much it'll cost for him to inspect the sprinkler system on a monthly basis. Fredy will bring quote for approval at the next board meeting.

- B) Discussion of anticipated spa work under special assessment
See above

Unfinished Business

- A) Board vacancy (verify postings are up for the record) – Mike Botelho
Vacancy continues to be posted on the web-site and announcement/posting board.
- B) Committee vacancies
Architectural Committee has 1 vacancy – needs bilingual
- C) Other unfinished business
1. Digging holes (fiber net / cable)
 2. A higher toilet has been installed in the women's bathroom (resident donation)
 3. Books in the bathroom area need to be purged (to be discussed at next board meeting).

Other Business

None

Committee Reports

1) **Welfare Committee Report**

Janie Weaver reported there are 31 single female home owners and 17 single male home owners.

2) **Neighborhood Watch Committee** (Leticia Gonzalez)

My Mission 311 App (free from Google Play and the App Store)

We want to remind the community about the My Mission 311 app. With just a few taps, you can notify the appropriate department about issues like potholes, broken streetlights, or code violations. It is an efficient and easy way to report these issues and get them resolved promptly. Your feedback helps keep our community safe, clean, and beautiful. Download the app now!

Queremos recordarle a nuestra comunidad sobre la aplicación My Mission 311.

Usando solo unos botones, usted puede notificar al departamento correspondiente sobre problemas como baches, luminarias rotas o violaciones de códigos municipales. Es una manera fácil y eficiente de informar sobre estos problemas y resolverlos rápidamente. Sus comentarios ayudan a mantener nuestra comunidad segura, limpia y hermosa.

¡Descarga la aplicación ahora!

Trash on alleyways should be reported to Code Enforcement using the 311 App or calling the City of Mission.

Clean up after your pets. Please carry baggies to clean up after your pets.

3) **Spring Social Committee** (Elaine Botelho)

Held Saturday March 14, 2026 from 5:00 to 8:00 PM @ the Community Room. The theme was St. Patrick's Day. There were sandwiches, chips, baked beans, desserts, and water provided. Residents who attended received a lighted pin. There was also a live band. The turnout was not as expected. But those who attended appeared to enjoy the social.

The next social event will be held during the Labor Day weekend. More information will be forthcoming.

4) **Common Area Beautification Committee** (Leticia Gonzalez)

Planning to put some plants in front of common area. Requesting donations to make this possible. Need plants or money to be donated. Your donations are greatly appreciated.

5) **Other Committee Reports**

No information provided

Architectural Control Committee Report

A report was provided by P. Bond-ACC Chair. A copy is attached to these minutes.

Approval was requested by residents at 1618 East Gastel Circle to build a shed in their unfenced backyard. They had to get approval by the City of Mission before building the shed. Approval was granted. The shed was completed after meeting all requirements and receiving approval by the ACC / MMHOA.

ACC received a complaint about a neighbor's tree dropping leaves on his property and affecting the yard and killing the grass. The complainant must first approach neighbor with concerns over his tree before any action can be considered by the ACC.

Query was received from residents at 1624 East Gastel Circle on how to get approval to build a shed on their unfenced backyard. Information was provided directing them to the MMHOA website to obtain application and information on how to fill it out and return to the ACC. Message was received but no action has been taken at this time.

President's Comments

Comments made at the beginning and throughout the meeting.

Adjournment

Next Board Meeting will be held on May 21, 2026 @ 5:30 PM in the Community Room. The meeting was adjourned at 6:56 pm.