

Mission Manor Homeowners Association, Inc.
1571 Gastel Drive, Mission, TX 78572
August 20, 2026 5:30pm – Community Room

Call to Order

President Mike R. Perez called the meeting to order at 6:01pm in the Community Room

Roll Call

Board members present:

Mike R. Perez – President
Mario Coronado – Vice President
Janet Pena – Secretary
Mary F. Clary – Financial Secretary
Janie Ponce - Treasurer

Also, in attendance were Janie Weaver, Pamela Bond, Juanita Vasquez, Larry and Becky Oster and a few other residents. A quorum of the Board was present.

Approval of Previous Meeting Minutes

The Board reviewed the minutes from July 16, 2026, Board of Directors meeting.

Motion: Janie Ponce, Treasurer, made a motion to approve the minutes as presented. The motion was seconded by Mary Clary, Financial Secretary.

Vote: The motion carried, and the minutes of the July 16, 2026, meeting were approved.

Member Comments and Communications

A. Comments of members

1. Many thanks to Letty Gonzalez and Janie Weaver for the beautiful new restroom décor.

Treasurer's Report

Treasurer Janie Ponce provided the Treasurer's Report.

Balances:

	Checking as of 07/31/26	\$16,210.31
	Balance to date	\$15,611.89
	Special Assessment of	\$6,720.00 is included in balance to
date	Savings	\$10,754.72
	Interest Earned	\$4.57

See

Attachments

Financial Secretary's Report

1. Financial Secretary Mary Clary reported that the property located on East Gastel has changed realtors. New signs are going up.
2. Mary Clary also reported that the house on South Gastel has a contract pending however, the buyer needs to wait until he reaches 55 years of age to move in.

Committee Reports

1. Welfare Committee Report (Janie Weaver, chair)

Mrs. Weaver reported that there were 33 single female residents and 17 single male residents within the community. Mrs. Weaver also reported that several residents have registered for the 211 Hurricane Preparedness Program. She continues to encourage residents to register.

2. Neighborhood Watch Committee (Lettie Gonzales Lozano, chair)

Janie Weaver reported on behalf of Ms. Lozano that the notification signs are pending display. Mike Perez, President suggested we wait until the first of the year to price the poles and labor.

3. Common Area and Beautification

Juanita Vasquez reported she and her committee will continue to beautify the common space but, will wait for cooler weather. Donations are welcome.

4. Other Committee Reports

No report

Architectural Control Report (Pam Bond)

Pam Bond reported that four upkeep violations had been identified. A third notice on 1608 Lakeside has been issued.

See attachment

Ms. Bond also discussed a proposed resolution regarding the many ducks throughout the community.

Pool and Grounds Report (Mario Coronado, Director)

Mike Perez, President, reported that Mario Coronado have not had a chance to meet and discuss the need to make sure the cost of the water from the city is right in accordance to the service the Association contracted from the City of Mission. Apparently, there is a water leak that needs to be addressed before we move forward.

Unfinished business

Mike Perez, President spoke to the City of Mission regarding the possibility of installing speed bumps in the neighborhood. The City of Mission suggested waiting until the road construction on Bryan Road has been completed before moving forward.

Also, Mr. Perez said he would call Speer Memorial Library again to reserve the meeting room for the Annual Member's Meeting that needs to be held on February 6, 2027.

Other business

President Mike Perez addressed the request made by Larry and Becky Oster regarding a waiver of the age requirement in the Mission Manor bylaws for children under the age of 18. This was due to their granddaughter of 15 years of age, is temporarily staying with them. The Board, gave the Oster's an opportunity to explain their situation. After hearing their request, the Board stated that it must abide by the Mission Manor by-laws and apply them fairly and consistently to all residents. The Board recommended allowing the Oster's a 90-day grace period to determine their plan of action and how they intend to proceed. The 90-day grace period begins August 20, 2026.

Motion: Janie Ponce, Treasurer, made a motion to allow the Osters a 90 day-grace period. The motion was seconded by Mario Coronado, Vice President.

Vote: Motion passed

President's Comments

President Mike Perez suggested that the Board obtain quotes for a key fob access system for the pool area. The Board also discussed developing written guidelines governing the issuance and use of key fobs, ensuring that the language is consistent with the Mission Manor HOA by-laws and applies equally to all residents.

Adjournment

There being no further business to come before the Board, Mary Clary Financial Secretary, made a motion to adjourn the meeting. The motion was seconded by Mike Perez, Board President.

Vote: Motion passed

President Mike Perez adjourned the meeting at 6:59pm.

Mike R. Perez, President

Janie Ponce, Treasurer

Mario Coronado, Vice President

Mary F. Clary, Financial Secretary

Janet Pena, Recording Secretary