

Mission Manor Homeowners Association, Inc.
1571 GASTEL DRIVE, MISSION, TEXAS 78572

February 19, 2026 5:30 pm - Community Room

This monthly meeting of the Board of Directors was called to order at 5:35 pm. In attendance were board members Oscar Alvarez – President, Hal Foraker – Vice-President, Janie Ponce – Treasurer, and Linda Tweet – Financial Secretary. Connie Garza - Acting Recording Secretary, Janie Weaver – Welfare Committee, Leticia Gonzalez – Neighborhood Watch Committee, and resident Elaine Botelho were also in attendance. There were also eight residents and three speakers present.

Oscar Alvarez - President welcomed the Board members, speakers, and residents present.

There was a change in the presentation of items as reflected in the agenda due to having some speakers with the City of Mission.

Mr. Juan Pablo (JP) Terrazas - Co-Interim City Manager, **Edgar Gonzalez** – City Engineer, and **Jesse Lerma, Jr.** – Civil Service Director attended the meeting to talk about some concerns residents had in reference to a notice provided by T-Mobile. T-Mobile will be doing some construction work similar to what AT& T did last year (installation of fiber optic cables for internet). There were several reports of damages to properties and materials left behind on the construction site. As of now, T-Mobile does not have a permit to start construction / installation of cables / boxes. Once the permit is issued, the construction (excavation) will start. Residents can report any concerns to the people mentioned above. T-Mobile will be responsible for any damages incurred during the construction. However, damages must be reported within a time frame. **See attached flier for construction numbers from T-Mobile / Metronet.**

Damages	1 (877) 386 – 3876	Edgar Gonzalez	(956) 426 - 5270
Water Meter	(956) 580 - 8660	Jesse Lerma, Jr.	(956) 451 - 0303
Water / Sewer Line	(956) 580 - 8780		
Landscaping	(956) 580 - 8780		

Minutes from the monthly meeting held on January 15, 2026 were approved. Oscar Alvarez – President motioned to accept the minutes and it was seconded by Janie Ponce – Treasurer. Motion carried.

Treasurer's Report

Balances:

-Regular Checking	\$25,621.35		
-Savings	\$10,728.09	Interest earned	\$4.55
Total expenses for month	\$1991.77		
Pending dues up to date	\$3330.00		
Deposits as of 2/19/2026	\$8885.00		
Cost of Heating Pump	-\$7769.10		

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

See Budget Report attached.

Special Assessments-

Notices have been mailed. They were provided in both English and Spanish. There was information on the Annual meeting included with the notices.

Authorization of Signatories – Will take place in April 2026 (by New Board).

Board Vacancy

Three new board members were elected at the annual meeting. Director H. Foraker volunteered to remain on the board in the capacity by appointment. This should comprise a full board. To be further reviewed during the April 2026 board meeting.

Committee Reports

1) Welfare Committee Report

Janie Weaver reported there are 29 single female home owners and 17 single male home owners.

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

- Christmas lights were cut off during Christmas in some homes.
- Need to look out for each other and be more vigilant and attentive.
- Some people are driving too fast in the community.
- Need to obey stop signs and slow down because people walk throughout the community at different times during the day.
- Replace old and faded signs throughout the community. Some signs are available to replace old ones. Just need volunteers to help replace them.

3) **Spring Social Committee**

Saturday March 14, 2026 @ the Community Room. Flyers will be distributed with more information. The theme will be St. Patrick's Day.

Annual Meeting Report

Elaine Botelho presented the **Report of the Annual Meeting** which was held on Saturday February 7, 2026 at 1:00 PM @ the Speer Memorial Library. A quorum was established. There were 68 properties represented. Both initiatives passed. Information was provided at the meeting in both English and Spanish by Director Janie Ponce. Residents voted for an **Annual Assessment (HOA Increase) 37 – For and 24 – Against**. They also voted for a **Special Assessment 34 -For and 27 – Against**.

The following are the results for the Election of Candidates:

Mary F. Clary	58
Mario Coronado	53
Mike Perez	33
Hal Foraker	30

Special Thanks to all who helped to make this meeting a success. Thank you to Janie Weaver for working so diligently to secure many proxies. It took a lot of hard work to put it together but it all happened thanks to the support and dedication of all who contributed in different capacities. Also thank you to Larry Oster, Leo Vasquez, Robert Weaver, and Victor Lozano for helping oversee the voting process and counting the votes. Proxies, ballots, tally sheets, etc will be kept until the next annual meeting.

See Report Attached

Financial Secretary Report

- Status of properties for sale and transfer fee updates

-Properties for Sale

- 1711 E Gastel Circle
- 1816 N Gastel Circle
- 1584 Gastel Drive
- 1712 Iowa

There are 5 family rentals and 15 non-family rentals. **No** rentals are currently available.

Properties Sold / Pending transfer fees.

1710 Iowa ownership through a transfer on death deed (TODD). Pending check for \$375.00 and pet documents.

1620 Lakeside Dr. Pending \$375.00 from Valley Land Title Co.

Architectural Control Committee Report

No Report Available

Pool and Grounds

Heat pump has been installed. The water temperature is at 85 degrees.

Resident Freddy Salinas questioned why the spa is being resurfaced, why water heater is being kept on all day, and why Cesar (sprinkler maintenance) and Pancho are not taking care of pool grounds. Pool surface does not look too bad. The heating pump can be turned off when not in use to save electricity. It takes approximately 15 minutes to heat it up. Pool can be covered. However, several volunteers are needed to put on the cover.

Pancho and Cesar's hour were cut back due to finances and limited water availability. The sprinklers have not been used and the grass has not been watered much so there has not been a need to mow and maintain as often.

Director H. Foraker had previously reported on a quote provided by Hamlin Pools on the need to do some work on the pool with an estimated cost of \$50,000.00. This would need to be done in the next five years. He will be seeking other quotes for the

same work. He will be looking into developing a plan to see how to continue to keep the pool / spa working. Maybe, consider short-term cycling the pump, put in a control system to limit time equipment is running, use money saved on electricity to help with maintenance and purchase of new equipment. Need to start planning now to have money for future repairs. Will provide updates in the upcoming meetings on ideas to keep the pool / spa running, efficiently.

Organization of New Board

Mike Perez	President
Mario Coronado	Vice-President
Mary Clary	Financial Secretary
Janie Ponce	Treasurer (returning)
Hal Foraker	ZB Appointed to vacancy

Linda Tweet – Financial secretary will be moving but she will finish her term by participating via phone calls. Director J. Ponce will help her with transfer of documentation / records. She will finish her term by participating in one more meeting (March 2026).

Unfinished Business

Creating a Newsletter was suggested by resident Isabel Caro and Director H. Foraker. It can be issued / posted quarterly or every other month. The information contained can be about social services, inspirational quotes, native plant info, community events, exercise, etc. Those interested could meet in the Community Room to discuss the content and delivery of this newsletter. She stated she can take care of the paper and printing cost of this newsletter.

Adjournment

Next Board Meeting will be held on March 12, 2026 @ 5:30 PM in the Community Room.

A motion for adjournment was made by President O. Alvarez and seconded by Director J. Ponce. Motion carried. The meeting was adjourned at 6:53 pm.