

Mission Manor Homeowners Association, Inc.

1571 Gastel Drive, Mission, TX 78572

June 18, 2026 5:30pm – Community Room

Call to Order

President Mike R. Perez called the meeting to order at 5:33pm in the Community Room

Roll Call

Board members present:

Mike R. Perez – President

Mario Coronado – Vice President

Janie Ponce – Treasurer

Janet Pena – Secretary

Mary F. Clary – Financial Secretary (via phone)

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

Approval of Previous Meeting Minutes

The Board Reviewed the minutes from the May 21, 2026, Board of Directors meeting.

Motion: Janie Ponce, Treasurer, made a motion to approve the minutes as presented. The motion was seconded by Mario Coronado, Vice President.

Vote: The motion carried, and the minutes of the May 21, 2026, meeting were approved.

Member Comments and Communications

A suggestion was made to better coordinate any of the HAO's door-to-door distribution of notices and other communications to help ensure that all residents receive important information in a timely manner.

Treasurer's Report

Treasurer Janie Ponce presented the Treasurer's Report.

Balances:

Checking	\$26,738.58
Special Assessment	\$6,720.00
Operating Account	\$20,158.58
Savings	\$10,745.74
Interest Earned	\$4.56

See Attachments

Financial Secretary's Report

Financial Secretary Mary Clary reported that the property located at 1816 N. Gastel was expected to have closed on June 15, 2026. Ms. Clary advised that she is waiting until the end of the week to verify the closing has been completed.

Ms. Clary also reported that there are currently two homes listed for sale within the subdivision; one located on South Gastel and one located on East Gastel.

Committee Reports

1. **Welfare Committee Report (Janie Weaver, chair)**

Mrs. Weaver reported that there were 34 single female residents and 17 single male residents within the community. Ms. Weaver also informed the Board that guest speakers from the City of Mission were in attendance to provide a presentation on hurricane preparedness for residents after the board meeting.

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

No report

3. **Common Area and Beautification (Juanita Vasquez, chair)**

Mrs. Vasquez reported that the committee had completed its projects for the year.

The Board commented that the common areas looked very nice and commended the committee for a job well done.

4. **Other Committee Reports**

No report

Architectural Control Report (Pam Bond)

Ms. Bond reported that 14 violation notices would be issued to property owners regarding unmaintained yards, including tall grass, weeds, and rock landscaping areas requiring attention. **See attached.**

Pool and Grounds Report (Mario Coronado, Director)

Report and Updates (Fredy Salinas)

A renovation cost breakdown prepared by Hamlin Pools was presented for the repairs to the swimming pool and spa.

Motion: Mario Coronado made a motion to approve \$4,850.00 for the re-plastering and repairing the stairs. The motion was seconded by Janet Pena.

Vote: The motion carried.

Based on recommendations from Hamlin Pools, the Board discussed replacing the Texas kits (backflow systems) for both the swimming pool and spa. Due to the health and safety concerns associated with the existing equipment, President Mike Prerez recommended replacing both units.

The totals cost to replace the Texas kits is \$3,050.97. The Board discussed using the funds from the Special Assessment Account to pay for the pool and spa repairs, including the replacement of both Texas kits. It was noted that after applying the Special Assessment funds of \$6,720.00, approximately \$1,130.00 would need to be paid from the Association's operating account.

Motion: Mario Coronado made a motion to proceed with the repairs as discussed. The motion was seconded by Janie Ponce.

Vote: The motion carried

Director Mario Coronado reported that he and Mr. Fredy Salinas installed the irrigation system and is operating properly.

Mr. Fredy Salinas reported that the repairs to the pool shed roof have been completed and is in good condition.

Unfinished business

No report

Other business

No report

President's Comments

President Mike Perez had no comments

Adjournment

There being no further business to come before the Board, Janie Ponce, Treasurer, made a motion to adjourn the meeting. The motion was seconded by Janet Pena, Board Secretary.

Vote: The motion carried.

President Mike Perez adjourned the meeting at 6:11pm.

