

Mission Manor Homeowners Association, Inc.

1571 Gastel Drive, Mission, TX 78572

July 16, 2026 5:30pm – Community Room

Call to Order

President Mike R. Perez called the meeting to order at 5:39pm in the Community Room

Roll Call

Board members present:

Mike R. Perez – President

Mario Coronado – Vice President- via phone

Janet Pena – Secretary

Mary F. Clary – Financial Secretary

Also in attendance, were Janie Weaver, Pamela Bond, Leticia Gonzalez Lozano and a few other residents. A quorum of the Board was present.

Approval of Previous Meeting Minutes

The Board reviewed the minutes from the June 18, 2026, Board of Directors meeting.

Motion: Mario Coronado, Vice President, 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 June 18, 2026, meeting were approved.

Member Comments and Communications

A request was made for additional speed limit sign to help reduce speeding within the neighborhood. President Mike Perez volunteered to contact the City to inquire about obtaining and installing another speed sign on North and South Gastel.

A request was made regarding the use of the Association's common room for resident's gatherings and other social events. Residents were advised that Elaine Botelho is the contact person for scheduling and reserving the common room.

Treasurer's Report

July 16, 2026

Board of Director Meeting

Treasurer Janie Ponce provided the Treasurer's Report.

Balances:

Checking as of 06/30/26	\$17,565.46
Balance to date	\$16,907.30
Savings	\$10,750.15
Interest Earned	\$4.41

See

Attachments

Financial Secretary's Report

Financial Secretary Mary Clary reported that the property located at 1816 North Gastel had been sold. However, there were outstanding Association fees that had not yet been collected at the time of the report.

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. Mrs. Weaver also reported that several residents had registered for the 211 Hurricane Preparedness Program. She encouraged residents to continue taking advantage of available emergency preparedness resources.

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

No report

3. Common Area and Beautification

A discussion was held regarding hiring a cleaning person to clean the men's and women's restroom every other week. The proposed cost for the service is \$35.00 per cleaning. No final action was taken at this time.

4. Other Committee Reports

No report

Architectural Control Report (Pam Bond)

Pam Bond reported that three yard upkeep violations had been identified. She suggested providing residents with a list of local lawn care providers to assist homeowners who may need maintenance services.

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

In addition, she reported that the pond fountain needs to be reprogrammed to operate at the appropriate times.

Pool and Grounds Report (Mario Coronado, Director)

A maintenance and repair quote was presented to the Board for review and discussion. **See attachment.**

It was also mentioned that Mike Perez and Mario Coronado will meet to 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.

Unfinished business

No report

Other business

No report

President's Comments

President Mike Perez recommended postponing any nonessential expenditures until after the first of the year to help manage the Association's finances.

Adjournment

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

Vote: The motion carried.

President Mike Perez adjourned the meeting at 6:32pm.