

December 12, 2014

Dear Owner of Marble Falls:

In accordance with the governing documents for Marble Falls Homeowners Association, Inc., the Annual Meeting of the Members will be held on **January 20, 2015 PROMPTLY at 6:30 p.m., at the McAllen Public Library located at 4001 N. 23rd Street in McAllen, TX 78504.** Please arrive by 6:15 p.m. in order to sign in and receive your materials before the meeting starts. The meeting will be held for the following purposes:

- To elect one (1) Director for a one year term and one (1) Director for a three year term
- To review financial statements
- To transact any other business which may properly come before the members

Enclosed for your review are the following:

- Agenda for the meeting
- 2-26-14 Minutes for review and approval
- Financial Statements
- 2015 Budget
- A Proxy in the event you are unable to attend the meeting
- A Candidate Profile Form

There are two positions available on the Board of Directors. If you are interested in serving on the Board, please complete the enclosed Candidate Profile and return it to Magnolia Property Management, Inc. by January 19, 2015 (by email, mail, or fax) so that your name may be placed on the ballot. Your involvement is vital in order to preserve the quality of your Association.

In the event you are unable to attend the meeting, please complete the enclosed proxy and return it to Magnolia Property Management, Inc. no later than January 19, 2015 (by email, mail, or fax).

I look forward to seeing you at the meeting, and do not hesitate to call Magnolia Property Management, Inc. at 956-630-4225 should you have any questions.

Sincerely,

Arantza Vela,
Association Manager

Marble Falls Homeowners Association, Inc.
Annual Meeting of the Members
January 20, 2015 @ 6:30 pm
at 4001 N. 23rd St., McAllen, TX 78504

Agenda

- I. Call to Order
 - a. Determination of Quorum (16 Owners)

- II. INTRODUCTIONS
 - a. Frank Villanueva (2012-2015)
 - b. Julio Ruiz (2014-2017)
 - c. Vacant (2013-2016)

- III. Minutes of the Previous Meeting

- IV. Financial Reports
 - a. 2014 EOY Balance Sheet
 - b. 2014 EOY Income Statement
 - c. 2015 Budget

- V. Special Orders (Two Positions Available)
 - a. Nominations
 - b. Election of Directors

- VI. Adjournment

Marble Falls Homeowners Association
Annual Meeting of the Members
February 26, 2014 @ 6:00 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Julio Ruiz, Lot 35

Arantza Vela, Association Manager

Melissa Hernandez, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for February 26, 2014. A quorum was not present; therefore the annual meeting could not be called to order.

_____, Director Date

Approved or Corrected

AG/mh

Marble Falls Homeowners Association, Inc.

Balance Sheet
As of 11/30/14

ASSETS

Operating Account	\$	245.21	
Operating - 2nd Acct		89.96	
Accounts Receivable		13,337.38	
		<hr/>	
TOTAL ASSETS			\$ 13,672.55
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid	\$	66.35	
		<hr/>	
Subtotal Current Liab.			\$ 66.35

RESERVES:

Subtotal Reserves		<hr/>	\$.00
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EQUITY:

Opening Bal Equity	\$	4,775.97	
Retained Earnings		7,193.18	
Current Year Net Income/(Loss)		1,637.05	
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Subtotal Equity			\$ 13,606.20
TOTAL LIABILITIES & EQUITY			\$ 13,672.55
			=====

Marble Falls Homeowners Association, Inc.

Income/Expense Statement
 Period: 11/01/14 to 11/30/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Association Dues	.00	988.94	(988.94)	11,867.31	10,878.34	988.97	11,867.31
04050	Late Fees	.00	.00	.00	675.00	.00	675.00	.00
04080	Legal Fee Reimbursement	.00	.00	.00	494.00	.00	494.00	.00
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	Subtotal Income	.00	988.94	(988.94)	13,036.31	10,878.34	2,157.97	11,867.31
 EXPENSES								
Expenses								
05032	Maint - Fountain	.00	66.67	66.67	840.61	733.37	(107.24)	800.00
05085	Repairs & Maintenance (General)	.00	41.67	41.67	.00	458.37	458.37	500.00
05130	Landscaping	194.86	200.00	5.14	3,029.86	2,200.00	(829.86)	2,400.00
05132	Mowing	.00	25.00	25.00	.00	275.00	275.00	300.00
05180	Trash Pick-Up	.00	.00	.00	90.00	.00	(90.00)	.00
05230	Meeting Expense - Annual	.00	.00	.00	55.00	.00	(55.00)	.00
05240	Fence Repairs	.00	41.67	41.67	390.00	458.37	68.37	500.00
05310	Electrician	.00	25.00	25.00	.00	275.00	275.00	300.00
05370	Property Management	.00	300.00	300.00	3,000.00	3,300.00	300.00	3,600.00
05400	Website / Internet	.00	.00	.00	83.88	.00	(83.88)	.00
06100	Insurance Commercial Policy	1,177.00	83.33	(1,093.67)	1,177.00	916.63	(260.37)	1,000.00
06110	Insurance D & O Coverage	.00	25.00	25.00	952.00	275.00	(677.00)	300.00
06120	Accounting	.00	25.00	25.00	233.71	275.00	41.29	300.00
06140	Legal - Collections	.00	.00	.00	444.00	.00	(444.00)	.00
06141	Legal	.00	.00	.00	52.00	.00	(52.00)	.00
06190	Postage and Delivery	60.40	16.67	(43.73)	302.49	183.37	(119.12)	200.00
06260	Electricity	9.00	58.33	49.33	367.17	641.63	274.46	700.00
06270	Water	20.74	41.67	20.93	381.54	458.37	76.83	500.00
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	Expenses	1,462.00	950.01	(511.99)	11,399.26	10,450.11	(949.15)	11,400.00
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	TOTAL EXPENSES	1,462.00	950.01	(511.99)	11,399.26	10,450.11	(949.15)	11,400.00
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	Current Year Net Income/(loss)	(1,462.00)	38.93	(1,500.93)	1,637.05	428.23	1,208.82	467.31

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Marble Falls Homeowners Association
Annual Meeting – January 20, 2015
PROXY

This Proxy is executed for the annual meeting of the Marble Falls Homeowners Association, schedules for January 20, 2015 or, in the event a quorum fails to attend, at such time and place as the adjourned meeting shall be resumed. / *Este Proxy esta ejecutado para la junta anual de Marble Falls Homeowners Association, citada el 20 de enero o, en el evento un quórum falla atender, en cuanto y en donde la junta pospuesta se resume.*

Being the owner of the below described property, an addition to the City of Mission, Texas, I do hereby grant my proxy to: (select one) / *Siendo dueño de la propiedad describirá abajo, "an addition to the City of Mission, Texas," concedo mi Proxy a (selecciona uno):*

_____ The Person presiding at the meeting of the Marble Falls Homeowners Association. / *La persona dirigida en la junta de Marble Falls Homeowners Association.*

_____ _____
(insert name of person who agrees to represent yo at the meeting) /
(*inserta nombre de la persona que esta de acuerdo en representarte en la junta*)

I authorize the hold of my Proxy to represent me and to vote on my behalf on any matter upon which I would be entitled to vote if personally present. The holder of my proxy has the full right to cast his vote as he feels fit. / *Yo autorizo el representante de mi Proxy que me represente y vote por mi en cualquier material en cual podría votar si estuviera presente. El representante de mi Proxy tiene todo derecho a votar en mi lugar a su discreción.*

I may revoke this Proxy at any time prior to the annual meeting, or by personally attending the meeting. / *Yo puedo revocar mi Proxy a cualquier tiempo antes de la junta, o si me presento personalmente en la junta.*

If I sign and delivery this Proxy without writing-in the name of any individual to serve as my Proxy, I intend for this Proxy to be exercised by the persona presiding at the meeting. / *Si firmo y entrego este Proxy sin designar el nombre de una persona que me sirve como mi Proxy por escrito, mi intención es que este Proxy se use por la persona apropiada.*

Lot (s) Address: _____

Date Signed: _____

Owner's Signature: _____

Owner's Printed Name: _____

Please deliver by January 20, 2015 by 4:00 pm to:

Magnolia Property Management Inc.
100 W. Pecan Blvd
McAllen, TX 78501
Phone: 956-630-4225
Fax: 956-630-9987
Email: garciam@magnoliapm.net

Marble Falls Homeowners Association, Inc.

Candidate Profile Form

There are two Board of Director positions available for Marble Falls Homeowners Association, Inc. If you are interested in serving as a Board Member to Marble Falls Homeowners Association, Inc., please complete the form below and turn it in to Magnolia Property Management, Inc.

NAME: _____

ADDRESS: _____

LOT #: _____

HOME PHONE: _____ CELL PHONE: _____

1. Previous HOA involvement: _____

2. Other professional, civic, or special interest committee or group involvement:

3. Association Issues: _____

4. Additional Comments About Yourself: _____

I acknowledge that if elected to serve on the Board of Directors, I will accept those responsibilities as described in the By-Laws.

Signature: _____ Date: _____