

Marble Falls Homeowners Association, Inc.
Annual Meeting of the Members
February 22, 2017 @ 5:30 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 (2015-2018)
 - b. Vacant (2014-2017)
 - c. Vacant (2016-2019)

- III. Minutes of the Previous Meetings
 - a. 1/16/2010
 - b. 1/22/2011
 - c. 1/21/2012
 - d. 1/26/2013
 - e. 2/26/2014
 - f. 1/20/2015
 - g. 1/27/2016

- IV. Financial Reports
 - a. 11/30/16 Balance Sheet
 - b. 11/30/16 Income Statement
 - c. 2017 Budget

- V. NEW BUSINESS
 - a. Amendment to By Laws Article III Section 4. Quorum to replace first sentence with the following: "The presence at the meeting of members entitled to cast, or of proxies entitled to cast, ten percent (10%) of the votes of each class of membership will constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws."

- VI. Special Orders (Two Positions Available)
 - a. Nominations
 - b. Election of Director

- VII. Adjournment

MABLE FALLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING MINUTES
1/16/2010

The Marble Falls Homeowners Association 2010 Annual Meeting was held on January 16, 2010 at 11:00am at 520 W. Pecan Blvd McAllen, TX 78501. The meeting was called to order by Frank Villanueva.

Members Present

Frank Villanueva
Eliud Vidales
Arkadio Chapa
Leticia Castaneda
Miguel Castillo (by proxy)
Julio C. Ruiz
Antonio Pena (by Proxy)
Steve Baker
Oliveria Bracamontes (by Proxy)
Domingo Morales Jr.

Manager Present

Arantza Garcia
Asst: Lily Villegas

Roll Call

A quorum was not established. Seventeen members are required to be present or need to send proxy to establish a quorum.

Proof of notice of Meeting

Annual meeting notices were mailed out unless you had previously agreed to email notifications. One letter was returned, and a new mailing address for that lot could not be found.

Approval of Minutes

The members present based on a general consensus approved the 2009 annual meeting minutes.

New Business

Tax Return

The 2009 tax return is pending from CPA.

Financial Statements

The financial statements provided are on cash basis accounting. The balance sheet provided dated 12-31-09 indicates checking account balance of \$5,699.15. Accounts receivable factor in

an overpayment from a Lot owner, and does not consider unpaid dues since it is on cash basis accounting. On 12-31-09, \$448.05 had not been deposited into the bank due to banks being closed. The deposit was made on the next business day. Accounts payable is an overpayment in water since it helps save on the cost of checks. The fiscal 2009 profit and loss statement provided indicates that Marble Falls collected \$17,778 in dues in 2009; almost \$6,000 of that amount was from previous delinquencies. Force mow fees accumulated to \$250, and the association provided \$733.55 in early payment discounts. Reimbursement income came from delinquent owners paying legal fees that were incurred for their lot. Insurance decreased slightly from the previous year down to \$1,472. Force mow fees were up to \$289.95 indicating that one force mow fee to an owner has not been collected. Lawn care to common areas reached over \$4,000 for the year, waterfall maintenance fell just below \$1,000. Management fees summed up to \$1,260, meeting expense for 2009 meeting was \$90 to rent a conference room at Best Western, \$234 was spent on postage and delivery, legal fees summed to \$4,782.1 which was reimbursed by delinquent payers. The perimeter of the fence was repaired allotting for \$1,940 expense, and utilities summed up to \$1,605.

Bank Statements

Bank Statements mailing address will be updated to Marble Falls HOA c/o Magnolia Property Management, Inc. 520 W. Pecan Blvd. McAllen, TX 78501.

Open Discussion

1. Concern: Drivers driving too fast down Summer Breeze / Solution: place speed humps

Mr. Morales asked if City of Mission would place speed humps. Mr. Villanueva explained that they have been requested but after three years, the City has not implemented the previously requested speed humps. Mr. Morales also wants more patrolling mostly on Summer Breeze Street from Mission Police Department. Mr. Steve Baker agrees best idea is to have the speed humps installed. Leticia Castaneda agrees that the speed humps are needed, mainly at night. Julio C. Ruiz reiterated that it is the Association's responsibility to keep neighborhood safe to support the expense of speed humps. Mr. Villanueva is requesting approximately three street signs to be installed reminding drivers that there are children at play. Magnolia Property Management, Inc. has added this item as well as the request of subsidizing signage costs to City of Mission's monthly committee meeting held February 2, 2010 to request special permission to be able to install speed humps.

2. Concern: Trash Bins on street for over 24 hrs after pick up day / Solution: implement fines

The Association will mail or email two warning letters regarding the violation. If the violation is not corrected in a timely manner, the Association will apply a \$5.00 a day to owner who has trash bin on the street after 24 hours of pick up day, which will be invoiced on a monthly basis. Any funds collected from this fee will be used for Marble Falls Homeowners Association. Lot 19 stated that community participation is needed to help support changes in subdivision. The general consensus of the topic was that the trash bin must not be on the curb.

3. Concern: Dumping on Lot 47 & 21/ Solution: Inform ALL owners that dumping is NOT allowed

The City will not pick up trash on empty lots; therefore, every time someone dumps on vacant lots, the Association pays the City to pick up the trash. All owners should take this notice as instructions to leave trash on their own curb for the city to pick up on trash pick up day ONLY. Another possible solution will be to point camera towards empty lots if dumping continues to catch the violator(s). Please note that if you do dump on a vacant lot, you will be assessed by the City of Mission for their services of picking up trash on vacant lots.

4. Concern: Stolen property / solution: make subdivision private

Lot 19 stated that animals and toys left on front lawn have been stolen. The lot owner suggested to privatize subdivision with a gate. Lot 19 volunteered to get signatures from other members to vote on issue as well as explain that this will cost dues to increase. Other lot owners mentioned that privatizing the subdivision would implement a street tax, the association will have to pay for street repairs, streetlights, gate repairs, and other costly repairs. Mr. Villanueva will re-visit on gate issue to find a budget public subdivision Vs. private subdivision once better data is collected.

5. Concern: Children jumping over fence / communicate with children to NOT jump over fence

Teenagers have been seen jumping over fence on Torrie Lane and cause damage to the fence that was recently repaired. The Board of Directors **strongly encourage lot owners to communicate with their children that jumping over the fence IS NOT ALLOWED and causes more expenses to the association to repair broken boards.**

6. Concern: Boat in violation / fine violators

A lot in the subdivision is in violation of Article 5 Section 12. Violators of this rule will be sent two warning letters; and if they do not comply after notices have been sent, then a \$100 a week fine will be imposed.

7. Concern: Un-kept Lawns / Maintaining lawn at owners expense

A current lot in violation will be notified that he must plant grass in his lawn to be in compliance with Marble Falls Conditions, Covenants, and Restrictions. If he does not oblige in a timely manner, than the Association will take necessary steps to correct the problem at owner's expense.

Annual Meeting Date

Next meeting will be held June 5th as a block party at the subdivision.

Approval of Actions by Officers

There were no objections to actions by Officers in 2009.

Election of Officers

The following individuals were nominated for officer positions, which will be voted on at the next Board of Directors meeting as follows:

Julio C. Ruiz
Domingo Morales Jr.
Maria D. Vidales

Current Director Terms are as follows:

Frank Villanueva (2008-2010)
Steve Baker (2009-2011)
Reynold De La Garza (2009-2011)

Adjourn Meeting

Meeting was adjourned at 1:30pm.

Owners Signature, which approves all actions taken at annual meeting

Frank Villanueva, Director

Marble Falls Homeowners Association
Mission, TX 78572
January 22, 2011, 9:00am

Attendance

Frank Villanueva
Miguel Castillo (Proxy)
Steve Baker
Sergio Barrera & Lupita Barrera
Arantza Garcia, Association Manager
Patricia Montemayor, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 22, 2011. A quorum was not present; therefore the annual meeting could not be called to order.

Frank Villanueva, Director Date

Approved or Corrected

FV/ag

Marble Falls Homeowners Association
Annual Meeting of the Members
January 21, 2012, 10:00am

Attendance

Frank Villanueva, Lot 41
Julio Ruiz, Lot 35
Steve Baker, Lot 38
Reynold De La Garza, Lot 9
Dora Guerra & Juan Mungia, Lot 22
Miguel Castillo III by Proxy, Lot 30
Arantza Garcia, Association Manager
Patricia Montemayor, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 21, 2012. A quorum was not present; therefore the annual meeting could not be called to order.

Frank Villanueva, Director Date

Approved or Corrected

FV/ag

Marble Falls Homeowners Association
Annual Meeting of the Members
January 26, 2013 @ 10:00am
at 520 Pecan Blvd. McAllen, TX 78501

Attendance

Sergio Barrera, Lot 2 (by proxy)
Reynold De La Garza, Lot 9
Leonardo Silva, Lot 18
Eluid Vidales, Lot 19
German Castaneda, Lot 20
Alfredo Cordova, Lot 24
Julio Ruiz, Lot 35
Antonio Pena, Lot 37 (by proxy)
Steve Baker, Lot 38
Frank Villanueva, Lot 41
Arantza Vela, Association Manager
Melissa Garcia, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 26, 2013. A quorum was not present; therefore the annual meeting could not be called to order.

Frank Villanueva, Director Date

Approved or Corrected

FV/ag

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.

Frank Villanueva, Director Date

Approved or Corrected

FV/mh

Marble Falls Homeowners Association
Annual Meeting of the Members
January 20, 2015 @ 6:30 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Julio Ruiz, Lot 35

Frank Villanueva, Lot 41

Arantza Vela, Association Manager

Melissa Hernandez, Magnolia Property Management

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 20, 2015. A quorum was not present; therefore the annual meeting could not be called to order.

Frank Villanueva, Director

Date

Approved or Corrected

FV/mh

Marble Falls Homeowners Association
Annual Meeting of the Members
January 27, 2016 @ 6:00 pm
at 4001 N. 23rd. McAllen, TX 78501

Attendance

Frank Villanueva, Lot 41

Arantza Vela, Association Manager

A regular annual meeting of Marble Falls Homeowners Association, Inc. was scheduled for January 27, 2016. A quorum was not present; therefore the annual meeting could not be called to order.

Julio Ruiz, Director Date

Approved or Corrected

JR/agv

**Marble Falls Homeowners Association
Annual Meeting – February 22, 2017
PROXY**

This Proxy is executed for the annual meeting of the Marble Falls Homeowners Association, scheduled for February 22, 2017 or, in the event a quorum fails to attend, at such time and place as the adjourned meeting shall be resumed.

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)

_____ The Person presiding at the meeting of the Marble Falls Homeowners Association.

_____ _____
(insert name of person who agrees to represent me at the meeting)

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.

I may revoke this Proxy at any time prior to the annual meeting, or by personally attending the meeting.

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.

Lot (s) Address: _____

Date Signed: _____

Owner's Signature: _____

Owner's Printed Name: _____

Please deliver to:

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

Marble Falls Homeowners Association, Inc.

Candidate Profile Form

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: _____