

2023 - Royal Oak Estates Annual HOA Meeting Minutes

Meeting conducted: January 31, 2023, starting at 7 p.m. at the McAllen Public Library on 23rd St.

Welcome and introductions by Lee Meisel, HOA President. Seven (7) separate households attended the meeting plus two members from Lee's family and Maurice Rodriguez, HOA Secretary. The HOA Treasurer, Eric Walborg was not able to attend, however, his 2022 Treasurer' report / 2023 budgeted forecast, was distributed to all attendees. This report will soon be posted to the HOA website: royaloakestatesmcallen.com

Maurice reviewed the following items, a summary of the major HOA events that took place in 2022:

1. March 9, 2022, two speed humps, costing \$3,485.84, were installed along 4th Street by the city of McAllen, who will maintain them throughout the years. Specifics of the project are as follow:
 - a. Several meetings with McAllen traffic dept.; 17 signatures to approve traffic study, review results and negotiate final cost, oversee placement and obtain new signatures to approve installation and specific placement, communicate construction phase
2. March 23, 2022, truck accident at the Trenton entrance; \$7,700 in repairs. Project specifics:
 - a. Obtained police accident report, 3 contractors bids, selected final contractor, HOA assisted with purchase of many of the materials for cost purposes; had to replace both wall crowns so they would match, even though one was only damaged; had to redo molding as the first one was the wrong size; three trips to Weslaco welding company to obtain a new HOA name sign (first one had one of the lettering with incorrect size; had to make numerous calls to the drivers insurance (Geico) and HOA insurance, to obtain complete and timely funding.
 - b. Hired electrician to fix east side light; approx. \$600 separate fee
3. July 2022 – concluded contracting with Vicki Chrysler Hinojosa Property Mgt., for cost saving purposes. This now requires HOA to:
 - a. Prepare annual billing and any subsequent billing to encourage annual payments; working with bank, ongoing deposits and review monthly statements; accounts payable; check PO Box mail; work with Real Estate and Escrow companies (provide forms, copies of bylaws, insurance documents and finance reports as required during the home sale process, as well as collecting past due HOA annual fees, if the selling family is not current); resident Q & A's; resolution of concerns and bylaws infractions

4. 2022 – sidewalk repairs, entire subdivision. Corrected sidewalks that had lifted from expanding tree roots.
5. Sept. 2022 – “No Parking” signs and white limit lines at intersessions with stop signs applied by the City of McAllen (code enforcement); communicating with a few residents who asked for them and those who questioned them.
6. October 2022 – change HOA website support company with local provider; work with web master on what to post and communicate with all residents: website name: royaloakestatesmcallen.com
7. Possum relocations as the City of McAllen no longer provides this service
8. Vandalized light on 2nd St. entrance; \$300 repair
9. PayPal account activated and accessible via the HOA website: royaloakestatesmcallen.com
10. Obtained non-profit status with Secretary of State Office in Austin; Franchise tax exemption, application submitted.
11. Four small abandoned dog issue; west alley entrance in between Swallow and Sandpiper
 - a. McAllen animal control and police department contacted; Palm Valley Animal Society is not currently accepting animals due to a distemper outbreak issue. Able to find them a home after placing communication posters on the fence area where the dogs were located.
 - b. Provided contact information at the annual meeting of other valley agencies who would provide support with similar occurrences. (re-homing resources, rescue groups, Facebook pages who provide assistance, and local veterinary clinics)
12. Monitoring annual fee collections (2023 annual fee remains at \$300; \$450 for 1.5 size lots), and communicating with those who are many years behind in payments
13. McAllen Public Utility (MPU) communication update:
 - a. Chlorine Conversion Notice, chlorine conversion or chlorine burnout, Jan. 30 – February 13, 2023
 - b. Water meter replacement project; exchanging manually read meters to electronically transmitter devices; Spring 2023
14. Upcoming projects:
 - a. Repairs of irrigation system along Trenton and 2nd street

- b. Landscape two entrance areas and replace damaged bougainvillea plants
- c. Two residents who attended meeting agreed to help with park entrance landscape project, once drip irrigation system repairs are complete

15. Election of officers; a call for any new officers was brought up and those in attendance voted to keep in office, the three current HOA officers. No new additional officers volunteered.

Lee brought up the possible project of installing “dog waste stations” in the neighborhood to help with those who walk their dogs and do not pick up after their dogs as they should. More to come on this topic as we need to find one or two volunteers who will allow the stations to be installed on their property.

Lee also communicated that the first project for 2023 will be the installation of a “Speed Hump” along Thunderbird. The ten required approval signatures from residents who live along Thunderbird have been obtained. HOA officers will be meeting with City of McAllen Traffic Dept. to negotiate final project cost and final determination of where the speed hump will be placed. All those in attendance, approved the project as well. Later during the year, a study will be conducted to install another one along Swallow/3rd Street.

The meeting was concluded at 8 p.m. Several of the residents who attended brought their 2023 annual dues payment with them. The HOA administration thanks all who have already paid and reminds those who have not to please do so as we need the funds to continue to maintain our neighborhood. We receive continuous positive communication as to the appearance and maintenance of our neighborhood. This is part of the reason why homes that go up for sale do not stay on the market for very long. With your continued financial support of timely dues payments, it provides the funding to keep it well maintained.

Thank you.