

Annual Meeting Minutes
Meeting Held - January 15, 2020
McAllen Public Library
4001 N. 23rd St.
McAllen, TX

HOA President, Lee Meisel called the meeting to order at 6:30 p.m. Lee introduced himself as the new president of the Royal Oak Estates HOA. Explained that he had been named to this position at the June 17, 2019 meeting that was attended by the current board members, Eric Walborg, Treasurer; Lee Meisel, President; Maurice Rodriguez, Secretary and Vicki Chrysler Hinojosa, HOA Manager with Select Properties Mgt. Group and who was hired by the HOA, at the June 17 meeting.

Lee went on to provide a history of the HOA, dating back over twenty years, in particular, naming and thanking those HOA residents who had served in leadership roles since the start of the neighborhood and HOA. Lee explained that the last HOA president, Gary Kuykendall, moved away from McAllen and the entire management of the HOA was in the hands of Eric Walborg, the Secretary/Treasurer. Lee further communicated that he and Maurice Rodriguez, current homeowners in the subdivision, met with Eric and offered to help with the mgt. of the HOA since the task requires many functions and too much for one person to administer. Lee also introduced Vicki Chrysler, whom the Royal Oak Estates HOA board voted to hire as it was felt that we needed professional assistance to help with the many ongoing duties; in particular the financial and communication part of the task.

Lee then asked Maurice to communicate the secretary report, addressing recent completed projects and new improvement projects that are in the review stages.

Maurice highlighted improvements/repairs to the two neighborhood entrances and sections of the wall along Trenton and 2nd street; inclusive of wall painting, four new subdivision name signs; electric and water utilities turned back on, and new ornamental plants and general cleaning of garden areas, including new drip irrigation and automatic water controls and valves as current common area vegetation was not being watered and mature vegetation was starting to die.

Maurice also communicated that we did not have any minutes to review from the last HOA general meeting as minutes were not taken or communicated. This meeting took place in 2018, at the home of then acting HOA president, Gary Kuykendall.

Eric Walborg was the following speaker who reviewed the current treasures report, highlighting 2019 beginning balance, deposits and a breakout of 2019 expenses. Eric also communicated that the HOA has \$24,335 in annual dues from 23 residents who are behind in these dues payments. Eric also mentioned that with the help of

the new property mgt., Vicky, ongoing and effective communication and actions are in place to help with these delinquent collections. Eric further communicated that the HOA will need to raise the annual association fee of the current \$150/year payment to \$200, in order to fund ongoing monthly expenses such as utilities and lawn/garden maintenance and upcoming repairs/improvements.

At this point, Lee and Eric asked those in attendance what they thought of the 2020 dues increase to \$200, for 2020. The reaction was a unanimous approval as they felt all the recent improvements were needed and in favor of continuing subdivision maintenance and ongoing improvements, as required.

Vicky Chrysler was the final speaker who communicated her experiences managing other HOA's in the valley, as well as communicating with the audience that if they had current or future issues related to the neighborhood and it's covenants, to communicate with her so she may address the issue(s) appropriately. Vicky also communicated that the new 2020 billing that will soon be going out soon to all residents, will be in the amount of \$200. Vicky also indicated that she would work with those who are several years behind in their HOA dues, with a payment plan, in order to help them with personal financials. Vicky also asked that if someone wanted to communicate subdivision covenant violations, to also send her a picture of the issue, so she may better communicate with the homeowner to correct the issue.

At this point, the meeting was turned over to the general audience to offer any assistance with what was communicated up to this point, as well as comments / ideas that they felt needed attention or would help with the general well being of Royal Oak Estates.

The following is a list of what was brought up:

1. Turn in the lights at the Trenton St. exit, similar to the adjustment completed at the 2nd street entrance, to help with glare
2. Install cameras at the two entrances, for security purposes. Vicky communicated that some other HOA's have this feature, however, it requires installing monitoring equipment at homes near the entrances so it is not as simple as it might seem.
3. Look into lights on a pole at the entrances, what would come one when a message to all residents needs to be communicated, instructing residents to call an indicated phone number for the important message
4. Starting up a Neighborhood Watch program
5. Extending the wall along 2nd street, to prevent those who are dumping trash and yard cuttings in this common area that now has a sign from the City of McAllen, communicating that dumping in this area is prohibited
6. On the subject of picking up excess trash, dead animals, lawn and leafs piling up along the curbs and pot hole repairs; it was communicated that a simple call to 311 (City of McAllen) would communicate the concern to the

- necessary city department and appropriate personnel are dispatched to correct the issue. Lee added that if more residences instructed the person maintaining their yards to bag lawn cuttings and leafs, instead of blowing them into the street and/or neighbors, it would also help with ongoing drainage issues as these cutting end up going into the sewers along the streets that creates flood issues during heavy rains.
7. Start a closed group "Royal Oak Estates" Facebook page, for resident ongoing communication
 8. Communicate with the City of McAllen, the need for speed bumps as traffic has increased, going through the neighborhood, especially during the school year, during morning and afternoon commuting peak times. Board members communicated that this effort has been attempted several times on many of the neighborhood streets and after installing monitoring devices on the indicated streets, the city concluded that we did not have enough traffic to warrant the speed bump controls. The group was encouraged to bring this up again as anyone may do so, and now that school is in full swing and traffic has increased due to the added condos to the south of our subdivision. Perhaps we will have better results now.

Since no future comments/questions remained, the meeting was adjourned at 7:28 p.m.

The following is a list of those in attendance: