

Palo Verde North HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS FIRST MEETING

April/18/2023

Minutes of the Board of Directors Meeting First Meeting of the Palo Verde Homeowners Association, Brownsville, Texas, held at the Brownsville, in the clubhouse 100 E Maple St. at 7:03 p.m. on the Tuesday of April, 2023

I. Call To Order

Board Member Hector Guerra called the meeting to order at 7:04 p.m.

II. Roll Call of Officers

Roll call of officers at 7:04 p.m.

Present: Héctor Guerra, Mike Smith, Gonzalo Treviño, Sergio Fragoso, Lourdes Salinas

Absent: Jesús de la Garza, Rocio Casillas arrived at 7:35p.m.

Also Present:

Patricia Ruiz HOA member from 435 Palo Verde

Carolyn Vasquez HOA member

III. Approval of the minutes of the regular meeting

Motion of Héctor Guerra, seconded by Lourdes Salinas, to approve the minutes of Tuesday of April, 2023, motion carried at 7:08 p.m.

IV. Financial Report

Accountant Rafael Garcia was not present to discuss the financial report

A. Total assets as of [date]

B. Operating \$

C. Reserves \$

D. Delinquencies (\$)

E. Lien on APN <> approved by the Board.

V. Managers Report

Oscar Garza was not present to discuss the managers report

[Insert report in format of a list of A, B, C, etc.]

VI. Unfinished Business

Unfinished business was discussed Gonzalo Treviño

1. Wells Fargo vs. Rio Bank- Gonzalo Treviño

2. Insurance by State Farm will be quoted by Luli Salinas

3. Security Cameras- quote was discuss by Hector Guerra

VII. New Business

1. Survey- will be created by Rocio Casillas with the supervision of Hector Guerra to create a digital platform and also a paper survey to send out to the HOA owners for the necessities to implement on the clubhouse.

2. Send a message to the informative chat about reminding them to close the door when they are in the pool area, for no reason shall be open to anybody who don't have a key. Rocio Casillas

3. Call Alberto Izucar - pool maintenance to acquire items to be in compliance the pool regulation. Rocio Casillas

4. Ask the lawyer if we can restrict any HOA member to have access to the pool or common areas if they are on debt with their dues. Michal Smith

5. Create sign to put in the common areas : Private Property no fishing Trespassing- Michael Smith

6. Patricia Ruiz from 435 Palo Verde addressed the board to ask what would be done with a fence at Mangrove Cir. added to a property which is invading the common area. Mr. Smith will consult with lawyer

7. Carolyn Vasquez is requesting to have access to the common area, by removing a cable that part of the Resaca was obstructing- Hector Guerra
8. It was brought concern about protecting the pump that is by the resaca on Mr. Smith side and Hector Guerra will quote a fence to see how it can be protected.
9. The access on the playground will be fixed- Hector Guerra
10. There is a tree that is obstructing the common area on the area of Mangrove St.- Rocio Casillas will contact the owners to discuss the matter.
11. Cleaning service - Michael Smith will contact and search for the person to provide us the service.

VIII. Next Meeting Date

The next monthly Board meeting is scheduled for May 16 at 7:00p.m.

The board meeting adjourned at 9:10p.m.
These minutes were approved by the Board of Directors.

Lila Casillas, Secretary

Date