

Plantation Homeowner's Association  
600 Plantation Drive  
Pharr, Texas 78577

These are the minutes from our monthly Homeowner's Meeting, May the 14th, 2012 6:30

6:30 PM.-Mrs. Eva Ellrich, President of PHOA opened the meeting.

Invocation given by Mr. Bishop

Pledge of Allegiance.

**Present:** John Albert, Eva-Maria Ellrich, Robert Hummell, Felix Carrizales, Mario Rodriguez, Gloria (Tico) Coers, Zef Mendoza, Jim Keltner, Owen Bohnsack and Jim Aikman

**Absent:** Rosy Ayala, Judith Farias, Lisa Bolainez, Paul Smith, Norma Holiday, Linda and Roger Downing

Approval of the Minutes. Motion made by Owen, second by Bob, vote carried.

**President's Report:** informing new Alternate in Zone3 Mr. Jim Aikman and in Zone 9, Zeff Mendoza. She is trying to make contact with the Mayor of the City of Pharr. Regarding Kanan's properties a registered letter has been signed and returned, so what is next? We're still pending with Mr. Wilson about collection of unpaid assessments. Also informed about Youth Committee, finding out about insurance (umbrella) for children involved in different activities this next summer. Also requested that Mario and Judith to work together to refurbish the soccer field. We need to know how many children

Will be signing up for classes before we can purchase an insurance policy. Mr. O'Malley requested to shorten pool hours. Management informed us that there will be Security at the Rec-Hall and Swimming pool from 5 to 9 P.M.

**Management Report:** Tim O'Malley, manager, reported on the conclusion of Rhett Drive. They will Continue with patching other pot holes with cold asphalt.

He congratulated all volunteers on their work. Also, the office has now baseball caps and shirts with the PHOA logo, for sale at the office, in order to generate extra revenues.

**Security:** Santiago, replacing J.C., informed us about the next Spray Community Day, on May the 21th. Everybody is invited to attend to learn the ins and outs of a Police Department. The President asked Is there an incident report available for this month? Tim replied yes there is, however, none was given.

**Finance.** Jose Espinoza informed us we have now 40 VIP's collected a total of \$ 1,600.00. The second Phase of Rhett Drive was completed with a cost of \$ 5,267.00.

The President asked for modifications of some account descriptions. Especially the legal cost of Mr. D'Ziel's invoice. Owen added, the invoice should be separated according to cause numbers, or as Eva mentioned it is actually a contract invoice.

The President has a concern that the patty cash draw is overdrawn. We only allowed \$100.00 since the office has also a debit card.

**Architectural Committee:** Owen Bohnsack informed us there is nothing to report, since we have been informed by Art not to pursue on the carport issue. John felt that's not right, and he will speak with Art. He suggested every zone Representative should inform the office of any violations. Owen will e-mail us.

**Covenant Committee:** Bob reported on the latest statistic of Covenant: Art II Sec. 2.6 84.4 %; Art. IX Sec. 9.3 84.6%. Zones 2 and 3 are leading.

**Finance Report.** John Albert Rule HB1228, to set up a repayment plan. John is given credit to the office staff for their fine work.

**Nominating Committee:** Felix requested to be informed about nominations. The President's replied that she has sent several e-mails, and no reply.

**Planning/Development Committee:** Mario will be working with Judith this summer, regarding activities for our Youth Committee.

**Youth/Rec. Committee:** Absent tonight, no report. Eva spoke on Judith's behalf, and informed the Homeowners, that Judith made a very comprehensive plan for keeping our kids busy this summer.

**Unfinished Business:** Carports vs. Covenant was address by Owen. There is nothing we can do at this time

**New Business:** Open Forum schedule is reversed again; to the beginning of the Board meeting. Owen motioned, Tico second and motion carried with 6 yes and 1 nay vote.

**Mr. D'Ziel reports:** Tim and D'Wayne are covered by CAN insurance. Attached you'll find Mr. D'Ziel's unsigned report.

The Board went into a five minute recess.

#### **Open Forum:**

A homeowner complained about the earlier closing of the swimming pool. Management requested To close 1 hour earlier to prevent vandalism and to avoid the influx of insects.

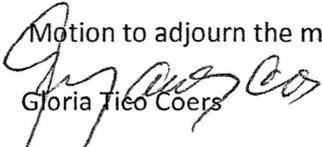
Gloria, a volunteer who is collecting ballots mentioned some homeowners have already voted, but their ballots have not been counted; we don't know why they are missing. We took the names and we'll take care of this issue. (Mr. Cantu and Ms. Cobos)

A homeowner mentioned about Spanish Translations of the meeting. Mr. Raymond Flores volunteered to do the Spanish/English translation so that they can be presented to the Board. He is willing to translate questions prior to our meetings and will forward them to the Board.  
His telephone number is 956-562-2222.

Enedelia: complaining about empty lot near her home is being used as a soccer and baseball field. Lots of trash, furniture and huge items are being dumped in her zone. We explained it's a violation and Security needs to be informed.

Mrs. Minerva Garza: Likes to receive a monthly Security Report; was told she can pick it up at the office the first week of the month.

Motion to adjourn the meeting at 8.05pm. motion passed.

  
Gloria Tico Coers

Substitute Secretary/Zone 9 Rep.