

Plantation Home Owners Association  
600 Plantation Drive  
Pharr, Texas 78577

April, 09. 2012

Monthly Plantation Homeowners Meeting

The meeting was called to order by President Eva-Maria Ellrich at 6:30 pm

Roll Call taken with those present: President Eva-Maria Ellrich, John Albert, Paul Smith, Gloria (Tico) Coers, Rosie Ayala, Felix Carrizales, Robert Hummell, Jim Keltner, Lisa Bolainez.

Not Present: Roger Downing, Larinda (Linda) Downing, Judith Farias

Invocation was given by Lisa Bolainez, followed by the Pledge of Allegiance

Motion was made by Robert Hummell to accept the minutes of the last meeting. It was second by (Tico) Coers and a vote was carried.

Plantation Mgt. and other Reports

President Eva-Maria Ellrich: Gave a report see attachment.

Tim O'Malley, Manager: Gave a report of what management has implemented to better the Plantation

1. Light bill has been reduced due to change of company to Ambit
2. Security purchased a golf cart to monitor during the day. 3. Continuing the repair on Rhett Dr. repairing of the roads are continuing with ideas that larger areas of repairs will work better than small pot hole repairs.

J. C. Arguirre, Security: Tim gave a report for J.C. the City of Pharr Police and Fire Department will be at Plantation on Monday to have a demonstration for our Homeowners.

Jose Espinosa, Finance: Gave a report on the VIP report that it's has been growing also we are receiving cameras for the gated entrance.

D'Wayne De Ziel, Independent Contractor Consultant: Brought forth reports on the Law Suits see attachment in Re: to Bonds, Mr. New law suit brought on to Tim O' Malley and Mr. D'Wayne by Mr. Kanan. He also invited the homeowners to attend court hearing scheduled for April 10, 2012 at 9 am. in reference to the bond issue.

Activity Director, Jean Baldock gave a report on the Pancake Breakfast it was a very busy year and successful one, they are able to donate the security cameras for our community and also the thermostats for the facility. Thank the front office staff and wished everyone a happy summer.

Owen Bohnsack, Chairperson for the Architectural Committee: Gave a report they approved 2 projects

which were fence permits, and also that Mr. Kanan is building houses without the approval of the PHOA Architectural Committee.

Paul Smith Chairperson of the Covenants Committee gave a report on the votes so far we have 67.4% of the 720 for Article IX sec 9.3 and 67.2% of the 720 for Article II sec 9.3 we still need 235 votes to go. The covenants are very important; we need to extend them for 10 more years.

John Albert, Finance Committee Chairperson re: explained the new budget and it's reviewed every month and updated, also the electric bill with Ambient and the savings that were done.

Felix Carrizales, Chairperson for Nominating committee: Invited the people to volunteer

Mr. Mario Rodriguez Planning and Zoning committee: Had nothing to report

Judith Farias, Youth/Rec. Chairperson: Not present due to school

#### **Unfinished Business:**

1. Reserve Fund was tabled; in previous meeting we need to address again: This was brought up due to needing an emergency fund; Mr. Albert suggested we continue working on the covenants and the children's fund to better the playing areas. He made a motion to table this till September and was second by Felix a vote was carried.
2. Still awaiting copy of dismissal of Amy McLin's Lawsuit: Mr. Robert Hummell stated he has the order of dismissal but it's not been signed by the Judge, He did call Amy McLin's attorney and he assumed that his secretary had taken care of it. He will take care of it and Mr. Hummell will follow up in the next 2-3 weeks.
3. Violations on Article VI section 6.2 (carports): We currently have an issue with carports coming up without approval, Mr. O'Malley will be sending out letters to these homeowners, and will be a follow up by the architectural committee.
4. Collections of past due Association fees: Letters were sent out to the Homeowners that are behind on their payments, a total of 96 letters went out and only 2 came back. A Follow up will be made with Attorney Wilson and after his advice we will decide what the next step will be.

#### **New Business:**

1. Resignation of Graciela Martinez: The Board accepted her resignation.
2. Other new Business as determined by the Board: Mr. Smith brought to the board that we have several vacant positions and if anybody is interested to inform Felix Carrizales.

#### **A five minute recess was taken**

**Open Forum for 1 Hour:** Residents may bring concerns or issues before the Board. This is a chance for the Board to answer your questions, or at least investigate their concerns.

1. Ms. Dasha: brought to the board that there are several incident in the evening with the pool, security is not coming around to check area. Tim stated will talk to head security J.C. in reference to this issue.
2. Paul Smith, President of the termite club: let the board know that they donated \$300.00 to the Homeowners Association.
3. It was also brought up by one Homeowner is the Hispanic Community also participating in voting for the covenants, since most of them live out of the Country and our response was yes they are.
4. Mrs. Elaine DeZiel requested according to Texas law all documents re: to the Association.
5. A Homeowner had requested to get his receipt electronic and had already turned in the proper documents, he has not been getting them, and Office manager stated he will get with this home owner to see where the fault is. Also wanted to know the legality of Mr. Kanan's office on Rhett Dr. As per our Attorney we need to wait on this issue.
6. Mrs. Sheila Nixon wanted to know about the realtor sign that used to go up outside Plantation. The Board responded that the sign belong to other Real Estate Agents, and they would put it up every second Sunday of the month when Plantation had open house. She also mentioned the Garage Sale sign; the chairperson stated that was made by the Activity Committee.
7. Mr. Zapata just wanted to encourage the board and said that he knows, we have had a rough beginning and we are not perfect, but he is grateful that we are continuing with our work.
8. Another homeowner brought up what is security doing with the fast driving and not obeying the speed limit, according to security they started to pull people over and warning them. He also wanted to know what the plans for the Children's committee are. I let him know we are going to start a poll on the age of our kids and fix the soccer poles.
9. Ms. Peggy Boss nominated Mr. George for At- large position (2) no vote was taking and it was tabled at this time.
10. Mr. Jim Woltz made a comment about a board member indiscretions and the President made him aware that in a previous meeting this issue had been resolved.

Next scheduled Homeowners Meeting is the second Monday in May 15, 2012 at 6:30 pm

Meeting adjourned at 8:15pm

Respectfully submitted

Lisa Bolainez

Secretary/Zone 5 Rep.

