

Pharr Plantation Homeowner's Association
600 Plantation Dr.
Pharr, TX 78577

Board Meeting 1-03-2012

Members in attendants: Javier Megia, (Bob) Robert Hummel, Eva-Maria Ellrich, Marvin Smith, Patty Abbott Linda Dowing, John Albert, Paul Smith, Jim Woltz, Felix Carrizales, Lisa Bolainer, Nelda Sims Oliva, Judith Farias, Rosa Maria Ayala, Gloria Coers

Absent: Ramiro Cortina, Carmen Cisneros, Miriam Garcia, Charlotte Rocio Cano, Graciela Martinez

Bob - New Roster is on the web-site

Zone-5 needs email corrected, zone-1 Mr. Cortina wrong email,

Judith and Rosa arrived at board meeting at 7:10

Bob - No one has the authority to appoint anyone to the board

We need a committee for the bylaws/covenant .

The board needs to bring ideas to the meeting and vote on them

Rosa- She keeps hearing rumors that we are going to give power back to Kanan.

I just want to make it clear that I am not a friend of Kanan and we are not going to give power back to Kanan. We need to organize groups for clear ideas for Plantation.

Javier - I feel I am going to be a target at the Board Meeting that is scheduled for Jan. 9th.

Paul, Jim, & Javier - A lengthy discussion about how and when board meeting should be scheduled.

Bob- All homeowners a supposed to be invited to the board meeting, unless it is to discuss board business that may be private/confidential.

Lisa - we do not want any misunderstandings

Tico - I am uncomfortable to talk to Eva on the streets because I feel we are constantly watched. Even though

We are usually taking about dogs, because we are both dog lovers. I do not feel free in Plantation anymore

Javier - We need the people with the most experience for the bylaws committee. Paul and Rob volunteered to

Be on the bylaws committee.

John - the laws say everyone has to be told about meetings and the agenda.

Javier - wants a meeting weekly until we as the new board members get more comfortable with the laws of the board and home owners association.

Lisa - we need to setup a 3 month calendar if possible.

Javier - we want two people to sign on all out going checks

Eva - we need a new letter for the bank for signature changes

Lisa - 7:30 dismissed herself, to take her mother to the hospital

Jim - Tim should be able to sign a check up to one thousand dollars. At this time he is allowed to do that.

Judith - I think we should have a separate checking account for Tim

Eva - we have always had a financial committee, and we need to do that tonight

Patty - where did all the money go?

John - There was not a budget every setup and we have to set one up, and have financial committee for that.

Jim - in reference to Patty, where did all the money go? Month after moth the office was presented with bills: electric (three meters, which we were not aware of) water,. A good deal of this is owed by Kanan for the use of the ballrooms.

A budget could not be put together because we were not aware of how much debt the Home Owners Association had.

Jim – do we have enough money in the account to have two accounts setup?

Judith – I believe that we do need to accounts, there has never been an audit, and we need more control of the money that comes in and out of the accounts. That way if something goes wrong it will be to found.

Eva- When she worked at the office, a contract was signed by Tim for uniforms, I had nothing to do with that contract. We only want contracts that are approved by the financial committee.

Tim can sign checks up to \$1000, with an invoice attached.

Bob – we just need to make sure everyone on the board is comfortable with that.

Board – 6 yes and 1 no – for the financial information that was mentioned above.

Jim – we need a financial committee

Eva – we need 1 chairperson and 2 more for the financial committee.

We also only want the financial committee to be able to approve up to a certain amount

Paul – Say \$3,000.00

Felix – translated into Spanish

Tico – have committee approved by Javier/board

Paul – nominated John for the financial committee

Eva – wanted John for the architect committee

John – no to the architect committee

Eva – second for the financial committee

Majority ruled for John to be the chairperson for the financial committee

Jim – nominated Felix for a member to the financial committee

Majority ruled for Felix to be a member for the financial committee; Eva & Felix are the two additional financial committee members.

Bob – would like for Gary the gentleman that was on the last architect committee to be the chair for the architect committee.

John- not sure because Gary works full time

Also there needs to be 3 people on the architect committee

Javier – says to bring the person that you want to nominate for the committee to the next board meeting

John- At the Monday meeting ask for volunteers and also post it on channel 9

Eva – confirmed that Bob is the chairperson for the bylaws/covenant committee and Paul is a member

Eva nominated Bob Hummel for chairperson for the Bylaws/covenant committee and Jim 2nd. also Paul for member.

Board – majority agreed

Jim – ask for volunteers to complete the committees

Jim – December 27th we agreed to change the board meeting to 7:30 for those people that work.

I believe we should keep the meeting Jan. 9th at 6:30.

Tico – translated in Spanish to Javier

Javier – says 7:00 for meeting instead of 7:30 after Jan. 9th

Board – majority agreed

Eva/Paul – the activity has its own committee, Jean Baldock is the chairperson

Javier - I have two children 17 & 19, I would like for my wife to be on the Youth Committee. The youth Committee money some how was put into the HOA funds.

Jim - said the money was put in a general fund he believes it was something like \$2,300

Paul - the youth never really got involved with the work to raise the money. He and others hauled off the cardboard and other items that were collected.

Eva - someone told me that the money came from Martha

Paul - was not aware

John - said we should record all meeting to make it easier for the minutes to be accurate

Javier - reiterated that all contracts be approved by the board

Eva - I have never signed a contract for Plantation/Home Owners Association, with the exception, of the Temporary Work Force.

Nelda - when will they Pres be meeting with the attorneys?

Paul - I would like to be at the meeting for the attorneys

Bob - That is ok with me

Jim - Dec. 27th Meeting, we agreed that priority issues need to be taken care of first at the Monday Meeting Jan. 9th

Tico - translated Jim's proposal to Javier

Jim - suggest that Javier meet with office employees

Rosa - said that the employees at the office are being rude to people, and they show no respect to the Home owners

Eva - I had someone in my zone that called me and also told me that an office employee was being rude. Paul - the home owners should also be respectful to the office employees

Judith - we have to respect everyone and we are representing the people of Plantation

Paul - I have never had anyone at the office be rude to me.

Rosa/Paul - lengthy discussion about the way the office employees treat people

Nelda - we are getting off tract, we need to agree to disagree and move on to next issue at hand

Jim - there are as many rumors as residents

Jim - I believe we should stop Kanan, through our attorneys, from using the Hall until all funds have been paid up.

Paul - Yes, we should do that. Also we need to file the 1120H and the management certificate

Paul - I thought I read that HOA can no longer foreclose on any homeowners

Art, the attorney knows how much Mr. Kanan owes the homeowners association

Eva - Mr. Kanan should be locked out, he locked the homeowners out.

Bob - Tim says taxes need to be paid, we need to check into that

Paul - we need to try and get the people that are still paying Mr. Kanan to understand that we own the lawsuit and the Homeowners need to be paying the new Homeowners Association

Judith - left at 8:40

Rosa - left at 7:40

Bob - said we need to get the agenda put together and posted on the bulletin board

Javier - I am still nervous about the up coming meeting and that we will be targets No major issues were discussed, and the board dismissed.

Respectfully Submitted Nelda
Sims Oliva Secretary