Plantation Homeowners Association
600 Plantation Drive
Pharr, Texas 78577

X Members Present
0 Absent
E Excused
R Representative
A Alternate

Z1	R	x	Pam Bohnsack	Z8	R	x	Gary Kintigh
Z2	R	x	Arnoldo Zapata	Z8	A	0	Baldemar Saenz
Z3	A	x	James Aikman	Z9	R	x	D'Wayne DeZiel
Z6	R	0	Felix Carrizales	At L1	R	x	Jim Keltner
Z7	R	0	Mario Rodriguez	At L2	R	x	Abraham Padron
Z7	A	x	Roger Downing	At L2	A	x	Owen Bohnsack

PHOA Monthly Meeting 2/11/2014

Meeting Called to order by President Gary Kintigh at 6:50
Pledge of Allegiance and Prayer

Minutes from 1-13-2014 were **approved unanimously**

Plantation Homeowners Association Monthly Reports

Gary Kintigh Presidents Report
Discussion on the cost of ashpalt that has been used on the roads this year and since 2011.

Discussion and review from the 1-16-2014 Executive Board Meeting
Review of the By-Laws Article XII page 10 were discussed and 10% late fee
changed to 18% or the highest allowed by law.
On page 7 the need for special assessments for Capital Improvements and Maintenance
were examples.
Vote was approved with changes, vote was unanimous.
Lorena Fareia was appointed by Gary to develop the Web Page.
Motion to dismiss a board member.
Dismissal vote was unanimous. Letter sent by our Attorney

Discussion and review from the 2-10-2014 Executive Board Meeting
Rafael Garcia brought all the attending board members up to speed on the progress of the Jerry Abbott lawsuit.
When further developments occurs Rafael will inform David and Gary who in turn will ask the Board for a vote.
Rafael Garcia will inform David DeGroot with the options from any updates of the lawsuit.
When all information is provided it will go to the Board of Directors for a vote.
Rafael Garcia left the meeting.
Meeting resumed with D'Wayne and his committee proposal for the upcoming election.
Proposal was approved 5 Yes and 3 Absented.

David Degroot Attorney Report
Dave DeGroot will send a letter to the City of Pharr to clarify that no building permits
are allowed without the approval of PHOA architectural committee.
Dave said that he has already sent a letter to our Insurance Company that PHOA
will be suing for the hail damage to the roof.

Tim O'Malley Managers Report

Thanked the volunteers who made the new Plantation Homeowners Sign to display Monthly Meeting Notice.
Used 361 Tons of asphalt for the improvement form Cage Road to the second ally.
Spent 72,094. in the 7000 account on road repairs since June of last year when we started at Cage Road.

Jose Espinosa Bookkeepers Report

Reviewed profit and loss, balance sheet, bank account, previous year income comparison, PHOA income by category, and previous year expense comparisons.
Answered all question from the board for clarification.

Owen Bohnsack Treasurer / Finance Committee Report/ Architectural

George Kuhn CPA completed our Financial Statement and will do our 1120 Tax form for 2013.
George is going to return in a few months to follow up on some helpful improvements.

Owen Bohnsack Architectural Committee

Working with the City of Pharr to stop bypassing the PHOA Architectural Committee.

Santiago Guerra Security

There was one home break in last month and 27 other incidents.
Noticed while on patrol that many people leave their garage door open making it easy for someone to walk in and steal things.
Asked for everyone to report any suspicious activity right away.

Arnoldo Zapata Neighborhood Watch Report

Arnoldo asked the audience to spread the word about the Neighborhood Watch and more participation.

Jim Kelter Covenants / By-Law Committee Report

No Report

Jim Aikman Grounds / Maintenance and Planning Committee Report

Jim asked for support in his Grounds and Maintenance Group.

Mario Rodriguez Youth / Activity Committee Report

No Report

D'Wayne DeZiel Nomination / Election Report

Election Committee provided a proposal to comply with the new By-Laws that have been approved by detailing how the nomination, terms and vote would be held to establish the seven voting members.

Lorena Favela Web Page Report

Board Minutes can not be place on the web page without Board Approval.

Jean Baldock Activity Committee

Upcoming Events:
Valentine Dance Friday 2-14-2014
Police / Fire Department Safety and Health Fair Thursday 2-24-2014 5:00pm to 9:00pm
Pancake Breakfast Saturday 8:00am 3-1-2014
Activity Events are now on the back of the invoices.

Old Business

Board Approved by unanamous vote both Executive Board meeting that were held on 1-16-2014 and 2-10-2014.

New Business

Proposal Cost of car Stickers.	Approved Unanimous- Motion D'Wayne 2nd Jim Keltner
Proposal for Liability Insurance .	Tabled until March Meeting
Proposal Ballroom Commission.	Tabled until March Meeting
New PHOA Sign Guidelines	Approved Unanimous- Motion Pam 2nd D'Wayne
Neighborhood Watch- Purchase 2 signs at entrance and exit.	Approved Unanimous- Motion D'Wayne 2nd Arnoldo

Open Form

Questions and Answers were given during the regular meeting.
Discussion on Loud music and past Attorney fees.
Can the Board Minutes get on line faster?

Meeting was adjourned at 8:30

Recording Secretary Norma Gonzalez

Recording Sectary