

## MINTUES

Property Owners of Los Lagos Phase IV Association, Inc.  
Board of Directors Meeting  
February 29<sup>th</sup> 2020

Notice is hereby given that a Board of Directors Meeting will be held at Los Lagos Pavilion, Edinburg, Texas. Discussion and possible action relating to the following business were transacted:

1. Meeting was called to order at approximately 6:30 pm
2. Roll Call of board of directors. Patricia Garza and Jayne Randall – **Present**, Dulce Rodriguez – **Absent**
3. Update – Signs were purchased and placed at the gates with the park and pool rules in 2019.
4. Update – Purchased 8 more pool chairs for a total of 12 new chairs purchased in 2019.
5. Update – Removed park canopy 12-10-20.
6. Update – Final speed hump was installed on Links Drive, project complete.
7. Discussion and approval of the minutes for the annual HOA meeting on November 9, 2019. - **Approved**
8. Discussion and approval of financial reports for 2020. - **Approved**
9. Discussion and approval of delinquent HOA dues report for 2020 - **Approved**
10. Discussion and approval to update electrical fixtures, plugs, etc. – Dairen Sarmiento is getting a quote to fix the items on the attached list. The priority is fixing or replacing the timers to the pool lights and the park pavilion. - **Approved**
11. Discussion and approval to repairs to park and pool. – Need to find someone to repair picnic table support leg, repair toilet in women’s restroom and pool pavers. - **Approved**
12. Discussion and approval to remove or replace canopy over the park. – For now, it was agreed that we would not put the canopy back on the structure at the park. Patricia Garza will look for quotes to get a new canopy and other alternative covers such as a metal structure. This item will be brought back for discussion and approval in the May 2020 meeting. Leaving without a canopy is an option also depending on the cost. - **Approved**
13. Discussion and approval to add sunshade to pool area. – Too costly and not enough room to get a second sunshade – **Denied**
14. Discussion and approval of type of material for exterior fence along Canton Road that can be used by homeowners to repair or replace the fence along their property. – It was discussed that a textured cinder block (beige) could be a possible alternative to repair or replace the fence. Patricia Garza recommended getting the homeowners together to discuss repairing and replacing the fence along Canton. Monica Hall agreed to get a quote from a contractor on repairing the entire fence wall on Canton. It was

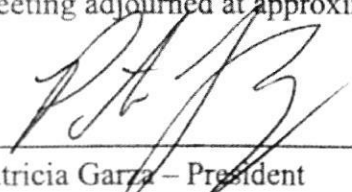
## MINTUES

Property Owners of Los Lagos Phase IV Association, Inc.  
Board of Directors Meeting  
February 29<sup>th</sup> 2020

discussed to get the HOA to pay for some of the repair to the fence of the personal property of the homeowners. As per the Declaration of Covenants, Conditions and Restrictions 1.2 Areas of Common Responsibility, The HOA is responsible for "Any and all common areas as may be depicted on the Plat for the Development which shall include, but not be limited to Lots 90,91,92,93 and 94. (Pool, Park and Mailbox). It was discussed that it is not the HOA's responsibility to fix the fence along Canton Road. This item will be brought back in May 2020 to approve the type of material and color to repair and replace the fence and to get a report of the cost to fix the entire fence wall. – **No Action Taken**

15. Discussion and approval to repair and or update camera system. – Patricia Garza is working on obtaining a quote. – **No Action Taken**
16. Discussion and approval of resignation of Secretary – Dulce Rodriguez effective 2-29-20. - **Approved**
17. Discussion and approval to appoint Secretary for the remaining of the 2020 term. – The board approved Maritza Lara to serve the remaining term as secretary - **Approved**
18. Appointment of members to the 2020 Architectural Review Committee (ARC). Current members Zully De La Garza and Joe DeLeon. – **No Action Taken**
19. New Business - Discussed rules for Facebook membership. Dairen Sarmiento will look into setting up rules for existing Facebook page if possible. Joe DeLeon request to remove the "Welcome to Los Lagos" sign that is in front of his property for safety purposes– **Approved**

Meeting adjourned at approximately 7:35 PM.



---

Patricia Garza – President  
Los Lagos HOA IV