

# Minutes of the Mustang Beach UNIT II Property Owners Association, Inc.

Annual Meeting, March 7, 2015 at Island Hotel, 2607 Highway 361, Port Aransas, TX 78373

10:00 Continental Breakfast

10:30 Business Meeting called to order by President Paul Montagna.

1. Establish quorum 20.5 by proxy + 12 present =32.5
2. Introduction of Board and Officers
  - a. Board: Joe Bream, Cara Goldsbury (Present by Proxy), Paul Montagna, James Van Fleet (Present by Proxy), Laurens Fish (Present by Proxy).
  - b. Officers: President Paul Montagna, Vice President Cara Goldsbury, Secretary/Treasurer Joe Bream.
3. Approval of the Minuets of the March 8, 2014 annual meeting.  
**Motion by Barrett, second by Lancaster. Carries unanimously.**
4. Reports:
  - a. President (Montagna). Nothing to report.
  - b. Treasurer (Bream). Accountant is ill and could not get us a full report by the meeting time.

Assets:	Cash (Checking)	31,250.29
	Investments (CDs)	<u>15,561.15</u>
	Total Assets	46,811.44
  - c. Architectural Control (Robert Goldsbury). Have several building and remodeling requests.
  - d. Beautification (Solvej Lancaster). Just completed new irrigation and planting at flag pole. Bought new Christmas lights.
  - e. Bulkhead Repair (Joe Bream). All sink holes repaired. Caps repair work will be finished this year. Work on the water line cracks is next.
5. Business:
  - a. Budget approval. Mowing fees remain \$450/lot for 7 vacant lots. Homeowner Dues will be \$130.00/lot.

## Approved Budget for 1 April 2015 – 31 March 2016

Item	Operations	Bulkheads
Assessment for Maintenance Fund		21,608.04
Dues	7,410.00	
Interest Income	12.00	
Transfer From Reserves		4,263.86
Lawn Care Assessment	<u>3,150.00</u>	
Total Income	10,572.00	25,871.90
Expense		
Account Manager	1,800.00	
Bank Service Charges	40.00	
Bulkhead Repair		25,870.00

Insurance	904.00	
Meeting	120.00	
Landscaping	450.00	
Legal and Professional Fees	150.00	
Lot Lawn Care	3,150.00	
Postage and Delivery	55.00	
Reconciliation Discrepancies	0.00	
Repairs and Maintenance	310.00	
Supplies and Materials	100.00	
Utilities	<u>760.00</u>	
Total Expenses	<u>7,839.00</u>	<u>25,870.00</u>
Net Income	<u>2,733.00</u>	<u>1.90</u>

**Motion: Approve annual budget for the period April 1, 2015 to March 31, 2016 as presented. Motion by Bucheck, second by Triesch, carries (31.5 in favor, 1 opposed).**

b. Election Three New Board Members

i. Nominations. Hugh Lancaster, Bob Bucheck, Joe Bream

**Motion was Barrett, seconded by Montagna, carries unanimously.**

c. Appointment of committee members

i. Architectural Control: Robert Goldsbury, Thomas Triesch,

ii. Beautification: Sovej Lancaster, Linda Triesch Diane Finch

**Motion by Bream, second by Triesch, carried unanimously.**

6. Other Business from the floor.

a. Julie Shadrock would like to get the HOA's together to work on entryway. Solvej will get with her.

b. Solvej Lancaster requests more lighting at entry.

c. Bob Brown concerned that use of weed killer by the landscaper is causing erosion, recommends going back to a weed-eater.

d. Concern that the boat trailer area is not open to MBII residents.

e. Next year the meeting will be March 5, 2016.

7. Adjourn at 11:14

**MBII Board of Directors meeting followed the members meeting to elect officers as follows:**

President: Hugh Lancaster

Vice President: Cara Goldsbury

Secretary-Treasurer: Joe Bream

Respectively Submitted for the Association and Board,

*Joseph R. Bream*

Joseph R. Bream,

Secretary/ Treasurer