

Mustang Beach UNIT II Property Owners Association, Inc.

Annual Meeting March 13, 2021 @ 11 AM

Island Hotel Meeting Room, 2607 Highway 361, Port Aransas, TX 78373

AGENDA

11:00am Meeting Begins

- Establish quorum:

There were 12 properties present, 1 by proxy and 2 on Zoom for total of 15.

- Introduction of Board Members & Officers

- Board: Mark Barrett, Pat Faubion, Earl Maxwell, Hugh Lancaster, Paul Snow
- Officers: President- Mark Barrett, VP/Treasurer- Pat Faubion

- Approval of the Minutes of the March 2, 2019 annual meeting. (A copy of the minutes is available on our web site www.mustangbeach2.org)

Motion to approve last year's minutes made by Mark Barrett, seconded by Earl Maxwell. Motion was approved.

Reports:

- Pat Faubion reported on IMCIA HOA updates. IMCIA has scheduled dredging for all channels except those behind MBI & MBII. Mark Barrett has measured and channel behind Bayside St and reports it is still in good shape, therefore MBII has decided not to participate in IMCIA's dredging saving MBII homeowners more than \$500 per lot.
- Pat Faubion reported on IMCIA's boat trailer lot. In the past MBII has been allowed to store owner boat trailers in IMCIA's lot. IMCIA is now rebuilding their trailer lot and it will be much smaller than before, they will not have room for MBII. Stuart Hendry suggested we figure out how many owners need a trailer lot. Mandy will poll owners to determine who has trailers and a need for a trailer lot. Tom Triesch will reach out to Nixon as possible option. Mandy will also ask MBI what their plan is to see if we can combine forces.
- Mandy Hood updated homeowners there were seven architectural requests for the year. Seven Resale certificate requests were received.
- Mark Barrett and Pat Faubion updated owners of budget and the need to increase yearly fees to cover short fallings at the end of fiscal year. Mark explained all our incomes comes at the beginning of the fiscal year and just covers expenses, leaving the end of the year tight. Proposed budget options were shown to present owners. Mark Barrett explained MBII does have \$100,000 in CD's set aside for any future bulkhead repairs.

Motion to increase dues 20% from \$150 to \$180 was made by Kelly Kilber, seconded by Tom Triesch. Motion was approved.

- Business: Budget approval. Mowing fees \$500.00/lot for the 5 vacant lots. Homeowner fee updated to \$180 per lot.

Motion to approve annual budget for the period of April 1, 2021 to March 31, 2022 with increase to \$180 yearly dues was made by Kelly Kilber, seconded by Tom Triesch. Motion was approved.

	Current	15% increase	20% increase
		\$172.5 rounded to \$175	
Income	at \$150	at \$175	at \$180
Dues	8,550.00	9,975.00	10,260.00
Lawn Care Assessment	2,500.00	2,500.00	2,500.00
MBI landscape portion	486.00	486.00	486.00
CD Interest (?)	700.00	700.00	700.00
Total Income	12,236.00	13,661.00	13,946.00
Expense			
Association Manager	4,800.00	4,800.00	4,800.00
Bank Service Charges	560.00	560.00	560.00
D & O Insurance	1,100.00	1,100.00	1,100.00
Meeting	100.00	100.00	100.00
Landscaping	975.00	975.00	975.00
Federal Taxes	230.00	230.00	230.00
Website/Domain Hosting	582.00	582.00	582.00
Legal and Professional Fees	150.00	150.00	150.00
Lot Lawn Care	3,000.00	3,000.00	3,000.00
Postage and Delivery	100.00	100.00	100.00
Repairs and Maintenance	310.00	310.00	310.00
Supplies and Materials	300.00	300.00	300.00
Utilities	540.00	540.00	540.00
Total Expense	<u>12,747.00</u>	<u>12,747.00</u>	<u>12,747.00</u>
Net Income	<u>511.00</u>	<u>914.00</u>	<u>1,199.00</u>

- Election of Board Members. Mark Barrett, Pat Faubion and Earl Maxwell have agreed to run again.
 - Nominations
 - 1) Bob Buchek
 - 2) Laura Kilber
 - 3) Chuck Castor
 - Elections
 - Mark Barrett will continue as president. Pat Faubion will continue as VP and Treasurer
 - Appointment of committee members

Architectural Control: **Robert Goldsbury has retired.**

- 1) Laura Kilber
- 2) Meredith Castor

Beautification: Solvej Lancaster, Mary Jo Branscomb, Diane Grant

- Beautification committee will stay the same.

Motion to approve election of board members and election of officers was made by Mary Barrett, seconded by Kelly Kilber. Motion was approved.

- Other Business from the Floor
 - Margo Branscomb provided update on desalination plant. Discussion and protest is still ongoing.

- Chuck Castor suggested we re-bid landscaping and lot mowing vendors. Mandy will look at options once spring busy season is over.
 - New subdivision next door. Margo updated Friends of Mustang Beach is researching possible disturbance to surrounding wetlands. Looking into options. As of now the new subdivision does not include use of Island Mooring channels.
 - Mary Barrett asked what happens to any extra income leftover at end of year due to increase of annual dues. Should it be put in saving account for future dredging/bulkhead needs. It was decided to leave in checking account as buffer to cover any increases in expenses. This plan will also help eliminate the need for increase in annual dues in years to come.
 - Margo suggested sending an update to all owners about short term rental. MBII is zoned R1 and therefore no short-term rentals are allowed. This is a city zoning policy not HOA. Mandy will remind all owners of short term zoning when sending out annual HOA invoices.
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- Meeting was adjourned at 11:54am