

Mustang Beach UNIT II Property Owners Association, Inc.

Annual Meeting

March 9, 2013

10:00 AM

Meeting Room

Island Hotel

2607 Highway 361

Port Aransas, TX 78373

AGENDA

1. Meeting called to order at 10:05. 29 lot votes present, quorum for regular business is established.
2. Introduction of Board and Officers
 - a. Board: Joe Bream, Alex May, Paul Montagna, Miguel Saldana, Jay Trepanier
 - b. Officers: President Paul Montagna, Vice President Jay Trepanier, Secretary/Treasurer Joe Bream.
3. Approval of the Minutes of the March 10, 2012 annual meeting. Motion by Laurens Fish, second by Miguel Saldana, carried unanimously.
4. Reports:
 - a. President (Montagna). No new business to report.
 - b. Treasurer (Bream).
 - c. Architectural Control (Hugh Lancaster). Two new houses going up. Concern expressed about the outdoor kitchen structure being constructed by Archer, because the plans showed a fence, when in fact a wall on a foundation was constructed on the property line.
 - d. Beautification (Solvej Lancaster). Nothing to report.
5. Business:
 - a. Revise "Restrictions and Limitations." The purpose is to clean up references to original owner and clarify positions of the association. Change requires an instrument signed by not less than sixty percent (60%) of the then owners of legal title to the lots within the subdivision. Motion:

Motion: Approve Restrictions and Limitations as presented.

Motion by Laurens Fish, second Jay Trepanier. 23 vote for including proxies, 2 abstain. Suspended vote, and will seek more mail ballots from members.

- b. New Business Manager. Joe Bream is resigning as Secretary/Treasurer and we have no volunteer homeowners to replace him. This requires accounting skills, so the Executive Committee has decided to hire a Business Manager which will be paid for out of annual dues. This new cost will be \$30/lot.

Motion: Approve budgeting for a new business manager. Motion by Athene Vaughn, second by Suzzane Horner. Carried unanimously.

- c. Budget approval. Mowing fees remain \$450/lot for 8 vacant lots. Homeowner fee will be \$130/lot.

Proposed Budget for 1 April 2013 – 31 March 2014

Income		Expenses	
Category	Cost	Category	Cost
Mowing	\$3,600	Mowing	\$3,600
Owner	\$7,410	Landscape/Flags	\$2,000
		Utilities	\$800
		Insurance	\$750
		Legal Fees	\$1,200
		Mailing	\$60
		Photocopy	\$60
		Meeting	\$200
		Management	\$1800
		Reserve	\$630
Total	\$11,010	Total	\$11,010

Motion: Approve annual budget for the period April 1, 2013 to March 31, 2014 for an amount of \$11,010. Motion by James Howze, second by Liam Coonan. Carried unanimously.

- d. Election of New Board Members.

Motion by Laurens Fish to nominate Paul Montagna and Joe Bream, second by Hugh Lancaster. Carried unanimously.

- e. Appointment of committee members
- Architectural Control: Hugh Lancaster, Jay Jones, Thomas Triesch
 - Beautification Solvej Lancaster, Linda Triesch.

6. Meeting in recess at 11:30 to continue voting on Item 5a.

- a. Voting closed Monday, March 25, 2013 at 5 PM.

Motion passes: 43 for (75.4%) 2 against, 12 not voting or abstaining.