

# **Mustang Beach UNIT II Property Owners Association, Inc.**

## **Annual Meeting**

March 7, 2020 10:30 AM  
Meeting Room Island Hotel  
2607 Highway 361  
Port Aransas, TX 78373  
**Minutes**

Business Meeting was called to order by President Mark Barrett at 10:30.

1. Establish quorum; There were 8.0 properties present and 1 by Proxy for 9.
2. Introduction of Board and Officers
  - a. Board: Mark Barrett & Pat Faubion.
  - b. Officers: President Mark Barrett, Vice President/Secretary/Treasurer Pat Faubion.
3. Approval of the Minutes of the March 2, 2019 annual meeting. (A copy of the minutes are available on our web site [www.mustangbeach2.org](http://www.mustangbeach2.org))  
Motion to approve last year's Minutes made by Mark Barrett, seconded by Robert Maxwell.  
Motion was approved.
4. Reports:
  - a. President Mark Barrett: Nothing to report, year went well with Mandy and Pat's assistance.
  - b. Treasurer Pat Faubion: Mandy staying on as association manager. We are currently spending what we take in. CD's renewed one for 1 year and the second for 6 months.
  - c. Association Manager Mandy: Lawn maintenance at a few properties were reported needing attention. Home owners we contacted and lawns maintenance was addressed
  - d. Architectural Control (Robert Goldsberry): Not present, nothing to report.
  - e. Beautification Solvej Lancaster: Happy with current lawn care company. Athene Vaughn oversees raising/lowering of flag.
  - f. Bulkhead Report: Nothing to report
  - g. Dock and Decks: Nothing to report
5. Business:
  - a. Budget: Mowing fees will be \$500.00/lot the for six vacant lots. Homeowner fee will be \$150.00/lot.

## Proposed Budget for 1 April 2020 – 31 March 2021

### Income

Dues	8,550.00
Interest income	1,500.00
Lawn Care Assessment	<u>3,000.00</u>
Total Income	13,050.00

### Expense

Association Manager	4,800.00
Bank Service Charges	40.00
D & O Insurance	1,100.00
Meeting	120.00
Landscaping	450.00
Legal and Professional Fees	150.00
Lot Lawn Care	3,000.00
Postage and Delivery	100.00
Repairs and Maintenance	310.00
Supplies and Materials	600.00
Utilities	<u>560.00</u>
Total Expense	<u>11,230.00</u>
Net Income	<u>1,820.00</u>

Motion to approve annual budget for the period April 1, 2020 to March 31, 2021 as presented made by Pat Faubion, seconded by Robert Maxwell. Motion was approved.

b. Election Three New Board Members (Mark Barrett and Pat Faubion are the incumbents.)

i. Nominations

- 1) Mark Barrett
- 2) Pat Faubion
- 3) Earl Maxwell
- 4) Hugh Lancaster
- 5) Paul Snow

Motion to approve the new board members for the period April 1, 2020 to March 31, 2021 was made by Mark Barrett, seconded by Margaret Branscomb. Motion was approved. Mark Barrett is president. Pat Faubion is vice-president/treasurer.

c. Appointment of committee members

i. Architectural Control:

- 1) Robert Goldsbury
- 2) Tom Triesch

ii. Beautification:

- 1) Solvej Lancaster
- 2) Mary Jo Branscomb
- 3) Diane Grant

## Other Business from the Floor

- d. It is encouraged by the board that all homeowners take advantage of the Rotary Club flag program. Request to send Rotary form in all HOA invoices this year.
- e. Email about 4<sup>th</sup> of July parade was sent out last year per Athene Vaughn and Solvej Lancaster's request. No response was received. All attending meeting agreed the parade is a great event and they hope it continues.
- f. Margaret Branscomb informed everyone at meeting of March 24<sup>th</sup> of meeting about desalination. Meeting will be at civic center at 11am.

## 6. Adjourn

There being no other business, the meeting was adjourned at 11:01.

Respectively submitted;  
Mandy Hood  
Association Manager