

Las Villitas Homeowners Association, Inc.
Annual Meeting of the Members
at Las Villitas Gazebo
April 18, 2019 @ 10:00 am

REVISED
AGENDA

I. CALL TO ORDER - Determination of Quorum (15% = 19 Lots)

II. INTRODUCTIONS

- a. Norman Linkenhoger (2016-2019)
- b. Ava Sandlin (2016-2019)
- c. Mary Ann Garza (2018-2020)
- d. Abraham Marquez (2018-2020)
- e. Myriam Herszage (2019-2021)

III. MINUTES OF PREVIOUS MEETING: March 29, 2018

IV. FINANCIAL REPORTS

- a. EOY Financials
- b. YTD Financials

V. NEW BUSINESS

- a. Amendment to Covenants, Conditions & Restrictions to include:

“Residential Landscaping” Front yards of all dwellings which are not composed of sidewalks, driveways or areas consisting shrubs, hedges, ground covers and trees shall be covered by a grass such as coastal Bermuda or Saint Augustine or other commercially approved lawn grass. A sprinkler and/or irrigation system shall be installed in the front yards of each Lot, including any flowerbeds. Front yards shall be landscaped in a professional manner, with shrubs, hedges and or ground covers and trees including but not limited to two matching trees and a minimum of ten (10) shrubs. Each Owner shall maintain trees and shrubbery and keep them disease free and healthy, and if any such shrubbery or trees either die or become diseased or of unhealthy appearance they shall be removed and new shrubbery or trees shall be planted in their place. Each Owner shall be responsible for maintenance and repairs of sprinkler and/or irrigation system. The respective Owner shall pay for the cost of all grass, shrubbery, or trees.

Additionally, the Association, Declarant or Committee or its agent(s) shall have the right at its option, to cure landscaping violations, and to charge the Owners a reasonable fee. In the event that said fee remain unpaid for a period of thirty (30) days, the Association, Declarant, or Committee or its agents shall have a valid and subsisting lien for said payment and said lien may be perfected by filing an affidavit establishing said lien in the real estate records of Hidalgo County, Texas, and may bring suit to enforce the payment of said fees or for foreclosure of its lien, or both, and shall be entitled to reasonable attorney’s fees and costs of suit for prevailing in such an action.

VI. ELECTION OF BOARD MEMBER (2)

- a. Nominations
- b. Introduction of Candidates
- c. Election of Board Member

IV. ADJOURNMENT