

**Bentsen Palm Development Home Owners Association, Inc.**  
**Board of Directors' Meeting Minutes**  
**Tuesday, March 23, 2016 at 5:30 p.m.**  
**Chase Tower Building**  
**200 South 10th Street - Suite 1400**  
**McAllen, TX 78501**

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- I. Call to Order and Roll Call: Mike Rhodes, President, called the meeting to order at 5:30 p.m.
  - A. Members Present: Mike Rhodes, Jaime Gonzalez and Nick Rhodes. A quorum was present. Others Present: Various homeowners in Tanglewood and Retama Village subdivisions.
  
- II. Reports
  - A. Mike Rhodes gave a Developer report to update Board of new developments to include new lots being added to Tanglewood, Retama and Del Oro subdivisions, a grant application being made to Texas Parks and Wildlife to extend the current hike and bike and other general matters in the community.
  - B. Carol Barnes, Village Community Manager, gave the Board of Directors an update on various issues within Retama Village to include on residents making favorable comments regarding the Community Manager position, Mike's vision regarding the Community and Mike's decision to reconsider billing for the backflow thru the HOA. Other items brought to the Board's attention included the extension of the Retama Club House and the work being done by Native Land Design and repairs being made to the mail room, exercise room and to the Club House.
  - C. Mike Rhodes made the Board aware of an open records request made by a homeowner and such information is being gathered to be released.
  
- III. New Business
  - A. Mike Rhodes, President, requested a motion to approve and ratify the 2016 Bentsen Palm Development HOA budget as was presented to the members in November 2015. Motion was made by Jaime Gonzalez and was seconded by Nick Rhodes. Motion passed.
  - B. Mike Rhodes requested a motion to increase the base assessment from \$40 per calendar quarter to \$43 per quarter starting in 2016; the neighborhood assessment from \$97.50 to \$107 per quarter in 2016 and to impose a new Special Assessment in the Retama Village Neighborhood in the amount of \$45 per calendar quarter to provide for the payment of the Community Manager and supplies. Motion made by Jaime Gonzalez, seconded by Nick Rhodes, motion passed.
  - C. Next meeting tentatively scheduled for June 15<sup>th</sup> at 5:30 p.m.
  - D. Mike Rhodes requested a motion to Adjourn: Jaime Gonzalez made a motion to adjourn. The motion was seconded by Nick Rhodes. The motion was unanimously approved and the meeting was adjourned at 5:47 p.m.