

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERS OF HERON COVE  
ESTATES HOMEOWNERS ASSOCIATION, INC. ("The Association")  
HELD AT THE LIBRARY – 2600 CENTRAL BLVD.**

**10:00 AM Saturday, October 16, 2021**

**Officers/Directors Present:** Jesse Burguete, President; Gilberto Sanchez, Jr., Director; Simon Rocha, Jr., Secretary; Jose Neftali Garza, and Carlos B. Chacon via proxy held by Mr. Burguete.

**Members (Owners) Present:** Martin Kennedy (Lot 32), Mark Savino (Lot 15), Rick Perez (Lot 37), Michelle Sanchez (Lot 2), Elizabeth Rocha (Lot 11), Jose Gonzalez & Yanelli Sanchez (Lot 28), George Trevino (Lot 44), (Lot 28), Jose De La Rosa (Lot 25), Jose Rodriguez (Lot 46),

**Others Present:** Bill Hudson (in person), & Marty Bogart (on Zoom), WHMB Management LLC ("Manager").

1. **Introductions:** President Burguete introduced the board and management company and invited each attendee to introduce themselves.
2. **Quorum:** It was observed that all directors were present in person or by proxy (Quorum) and 10 Other Members present. With 10 Lot Owners present, President Burguete Quorum as interpreted by legal counsel was 10 and that a majority for any action would be would be 6 votes.
3. **Call to order:** Mr. Jesse Burguete, President called the meeting to order at 10:20 AM. Bill Hudson took minutes.
4. **President's Message:** President Jesse Burguete reported that the subdivision is in good shape generally and no special assessments are likely to be needed any time soon. Gate and camera repairs have been done. We are saving on utilities since the irrigation system is now limited to the one pump from the resaca near the 511 entry. Repairing and staining the perimeter fence has made the area look better, but it is likely that more repair will be needed within 5-10 years. Mr. Burguete asked all owners present to sign the Speed Hump Application with the City of Brownsville, so that we can have speed humps installed.
5. **Minutes of October 24 2020 Annual Meeting:** After a brief review, on Motion and Second, the minutes were adopted unanimously.
- 6-7. President Burguete asked Marty Bogart, CPA (WHMB Management) to present the **Financial Statements** of September 30, 2021, which he did. It was noted that the HOA will switch from Cash to Accrual Accounting starting January 1, 2022. Mr. Bogart then presented the **2022 Budget** (with comments by President Burguete and Mark Savino. It is hoped that \$1,000 or more may be transferred into the reserve savings fund at year end.

After a full and thorough discussion, motion and second, the Financial Statements and 2022 Budget were approved unanimously.

**8. Nominations of Board Members and Officers:** After a full and thorough discussion, Jesse Burguete, Gilbert Sanchez Jr., Simon Rocha, Carlos B. Chacon and Jose Garza (current slate) were elected unanimously to serve until the next Annual Meeting which is expected for October 2022. Mr. Mark Savino advised that, should a vacancy arise in the future, that he would be willing serve on the board. **Officers** are to be elected by the board at their next meeting, which is scheduled for Tuesday, November 2.

**9. Issues of Members:**

- **Martin Kennedy** expressed concern that the speed humps were not a good idea, so he would not sign the application.
- **Martin Kennedy** further advised that all Restrictive Covenants should be applied to all residents equally.
- **Simon Rocha** advised that the changes to SB1588 as passed by the State Legislature may impact the HOA. Hudson advised that we anticipate comments and recommendations from legal counsel (Frank Wood) soon, and that the board will then decide how to respond.
- **WHMB is to request radar trap (BPD unmarked car) for Wild Bird** so as to mitigate the speeding problem.
- **Changing the gate code** was discussed, but no action taken.

**10.** There being no further business, Mr. Burguete called the meeting adjourned at 11:31 AM



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Bill Hudson, WHMB Management