

Mustang Park HOA Town Hall Meeting

Thursday May 10th, 2018

6:00 to 8:00 p.m

Seating Starts at 6:00 p.m

Meeting from 6:30 p.m to 7:30 p.m

Hebron High School Cafeteria

Agenda

1. Introduction of the Board Members
2. Overview of the Mustang Park Community
3. Financial Analysis of the HOA
4. Current Projects
5. Open to the floor

May 18th, 2018

Town hall meeting was held on May 10th, 2018 at Hebron High School cafeteria (Hall too big, open and noisy. Additionally, our sound system failed on us). 24 homeowners attended the meeting.

Board of Directors Ananth Reddy – President, Sean Lathan – Vice president and Kee Kim – Secretary Treasurer were introduced.

An overview of the Mustang Park was presented: Community consists of 389 homes and one community center. There are two retention ponds with fountains and landscape lights and a swimming pool. Two separate children's play areas. Additionally, there are 3 different sections of perimeter brick walls. We have five large flower pots on pillars. There are five dog waste collection stations at present and two more additional stations are planned. There are three different entrances to the property. One on Maverick and Dozier each and one entrance on Mustang Pkwy and Colt which is shared by the neighboring apartment complexes.

Financial analysis of the budget projection was presented. Approximately 25% is allocated to Landscaping, 23% for Utilities, 17% for Community center and pool maintenance, 8% for administration and 12% for others. At present it was felt that we are getting good value for our HOA dues \$750 /year or \$62.50 per month. About 15 homeowners were reported to be delinquent with the dues.

Current projects consist of repair of damaged brick walls, community center roof repair due to hail damage and installation of gutters and new TV for the gym room. Also, the cactus plants with spiny leaves around the play areas, which could be harmful to children are being replaced with harmless plants.

Meeting was open to the floor.

Homeowner expressed concern regarding the new construction – Mustang Ridge – on Plano PKWY adjacent to our community. Privacy and drainage issues were of concern.

Action: Concerned developer and the city will be contacted for clarification and possible remedy. Homeowners on Bronco Blvd, other residents and HOA board will coordinate on this issue.

Homeowner on Stallion street expressed concern regarding water drainage to his back yard from the HOA property.

Action: Further discussion with the owner for possible remedial actions.

Concern was expressed for lack of good shady areas around the pool side.

Action: Board will discuss with the LSW property manager – Selina Emminger for possible options for this problem.

Ananth Reddy, President – Mustang Park HOA.