

**Tres Lagos Homeowners Association, Inc.**  
**Board of Directors' Quarterly Board Meeting Minutes**  
**Thursday, September 23rd, 2021, at 2:45 pm**  
**Virtual Meeting Via Zoom**

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Welcome and Call to Order: Nick Rhodes, called the meeting to order at 2:45 p.m.

I. Roll call: Mike Rhodes, Member

Members Present: Mike Rhodes and Nick Rhodes. A quorum was present.

Members absent: Jaime Gonzalez

II. Approval of Previous Board Meeting Minutes:

Motion to approve minutes from June 24, 2021, Quarterly Board of Directors meeting was made by Mike Rhodes and was seconded Nick Rhodes; Motion carried.

III. Property Managers Report: Cindy Trevino

- Trees and plants in Ensenada, Escondido, Tres Lagos Blvd, Dog Park, and North Park have all been replanted and replaced. The Landscape company is still working on replacing trees around the community center.
- The damaged streets in Ensenada and Estancia have been repaired.
- American Lighting will begin to put up Christmas lights throughout the community within a couple of weeks.
- The large Christmas tree is scheduled to be assembled at the main entrance, two weeks before Thanksgiving.
- The Christmas lights will not be turned on until after Thanksgiving.

IV. Developer's Report – Mike Rhodes

Process of building two new communities to the West, extended the boulevard. Opened Cascada Phase I and Cascada Phase II is under construction; Aqualina Phase I is another new community around the west lake and the exciting thing about that community is adding 30 acres of park and trails, playground, and wide walking trails around the lake, to enjoy the outdoors. Waiting on approval from the drainage district for some large improvements, widening of South ditch, also having drainage study done by a company in San Antonio.

Nick Rhodes – Had groundbreaking ceremony at the Shops; buildings will be complete Spring of 2022; tenants in Summer of 2022. Ensenada is selling, Escondido is sold out, Cascada has 8 lots left, and Estancia has 17 lots left.

V. New Business

A. Adopt fine policy – Mike motioned to approve; Nick second; motion passed.

VI. Executive Session – no executive session needed.

Questions taken via the Chat option:

Question: When will the wi-fi be faster?

Answer: Internet speed are part of the PID, if you want faster you would need to upgrade through Greenfield.

Question: Can we have access to cameras located by school?

Answer: Camera is only available by neighborhood; and not at the schools.

Question: Will the drainage improve the flooding in the entrance?

Answer: Yes, working with drainage district and City of McAllen, adding a greater capacity in this area so were not dependent on the city.

Question: What is the time frame?

Answer: Waiting for approval any day

VII. Motion to adjourn:

Mike motioned to adjourn; Nick second. The motion was passed unanimously, and the meeting was adjourned at 2:57 p.m.