

February 2026

2026 Annual HOA Meeting Minutes

Meeting Date: Tuesday, February 10, 2026

Meeting Location: McAllen Public Library, 4001 N. 23rd St., McAllen, TX

The meeting was called to order at 7 p.m. by HOA President, Lee Meisel. Including the two board members present, there were fifteen families present and five signed proxy's were received in the mail, prior to the meeting.

In order to better acquaint those present in the meeting, we went around the room with introductions. It was nice to see and hear from the number of residents who have lived in our subdivision for many years plus those who recently moved into Royal Oak Estates. We noticed many acquaintances being created and/or renewed. The topic of the Royal Oak Estates neighborhood "WhatsApp" chat came up as many have joined this and are finding it useful in communicating miscellaneous items that residents like to share or find useful such as lost pets, interesting birds who frequent the neighborhood or getting together to walk and share friendship and fellowship. Not long ago, someone dropped a small "WhatsApp" flier with all residents that provides a "scan and join" QR code. If anyone is interested, please reach out to any board member so we may help with you with this.

Lee Meisel reviewed the 2025 / 2026 Treasurer's Report and a copy was distributed to all present. We are uploading a copy on the Royal Oak Estates website (royaloakestatesmcallen.com). We were happy to communicate that the annual dues for the year 2026 will remain as in past years; \$300 for single lots and \$450 for 1.5 size lots.

Lee also informed the group that the City of McAllen is in process of repaving the final two alleys in the subdivision; the ones that run parallel to Trenton and 2nd St.

Next, Maurice Rodriguez, HOA Secretary and Project Mgr., reviewed key projects and repairs that were completed in 2025. Without going into all the projects and details, the major ones were the planting of the garden areas at the Trenton and 2nd street entrances, including the oak tree replacement for the tree that died in 2024 at the Trenton entrance. We also detailed the repair work to a portion of the perimeter wall, close to the intersection of Trenton and 2nd St., where a motorist ran into the wall, requiring brick and paint repairs, as well as the repair of this section drip irrigation and replanting of three new bougainvilleas. Also, the PVC irrigation pipe, approximately 500 ft., that provides water to the oleanders along the HOA common area by the railroad tracks, was replaced. The old line was constantly developing breaks given it's age and the fact that a thin pipe was selected and placed on the surface along the wall. We replaced it with a thicker pipe and placed it 12 inches in the ground. We also added 15 new oleanders in the gap areas between the existing oleanders and placed them on a bubbler irrigation system as the existing drip lines do not provide enough water to hydrate new plants. Lastly, we installed three new water faucets around the Trenton and 2nd street common areas. This brings us to a total of five faucets that now allows for much needed water when we are providing ongoing

maintenance to the bogies and entrance garden areas. They are protected with a special turn key to prevent unauthorized use of this water access.

During the Q & A portion of the meeting, participants raised questions about stray cats, street drainage, adding camera's to provide neighborhood security surveillance and mosquitos control. We mentioned to the group that Lee and Maurice are setting up a meeting with the City of McAllen to appeal the ruling the City communicated, turning down our request to install a speed hump along the longer section of 3rd street given this has become a street of preference when motorists are traveling through the subdivision to access Trenton and 2nd St. At this meeting, we will also bring up the questions raised by those in the meeting, in particular, the drainage along 4th St. and mosquito control.

We concluded the meeting by indicating that the HOA has contracted the assistance of a legal firm to help us with the few residents that will not pay their annual HOA dues and are much behind with this "by laws" legal obligation. Thank God, the majority of Royal Oak residents pay their annual dues as this is what is used to pay our HOA utilities, insurance and ongoing projects, repairs and maintenance. Those who do not pay are shifting their obligation to their neighbors, even though board members have addressed this with non-compliant residents for many years. All present agreed that it is time to turn this over to a legal firm that handles HOA concerns, inclusive of property foreclosure measures for failure to pay their annual dues after repeated attempts from the board members to seek a reasonable resolution / payment plan.

The final item was a proposal to hold a subdivision Yard Sale in the Spring with the idea of closing off Sandpiper so all residents may set up their tables with what they wish to sale, on this street. When we meet with the City of McAllen, we will add this to the list so we may become familiar with requirements and license for this subdivision event. As we get closer to the date, likely in May 2026, we will communicate with residents, especially those who live on Sandpiper given we would block auto traffic from 7 a.m. to 12 p.m.

On the topic of Royal Oak Estates Board Members, all present asked the current board to remain in place and no one volunteered to take on this responsibility. The two board members present agreed to stay in place.

The meeting was adjourned at 8 p.m.