

Rancho La Cantera Homeowners Association  
Special Meeting  
**July 7, 2015**

Rancho La Cantera HOA BOD held their meeting on July 7, 2015, at 6:00 pm at Eduardo Caso's home, Brownsville, Texas 78520.

Meeting Called to Order at: 6:00pm

Members present were:  
Kemp Dubea, President  
Cynthia Dubea, Secretary  
Eduardo Caso, Treasurer

Guest:  
Monica Obregon  
Cristiano & Maria Calvillo  
Jesus & Alva Rosas  
Armour Chambers

Guest Speaker :  
Mathew Jones Attorney

Motion was made to and introduce guest speaker speak and have questions and answers.

Question Concerns Presented and Discussed:

Mr. Caso informed he was a somewhat spokesperson for some of the residents and presented several questions concerning and were discussed:

Mr. Jones representation of the Dubea's,  
Dubea's representation of Developer and/or Declarant and their right to amend Bylaws and CCR's  
Duties of the Treasurer, treasurer signing checks

Mrs Rosas presented her concern about issuing a variance for the position of her home construction on corner lot. Mr. Dubea and Mr. Jones agreed they would amend the Setbacks Section 4.05 of CCR's.

**Mr. Caso the informed board and all present he was resigning as Treasurer.**

Mrs. Dubea informed all present that Mr. Caso did not have a computer, printer, computer program or internet, which was discussed previously and would be getting soon.

Mr. Jones followed with the reasonable decision for check writing duties to be performed in their possession for immediate processing.

Mr. Calvillo discussed:

Questioned whether a property owner with no home constructed still had to pay full year assessments.

Moving central mailbox locations, due to children playing and cars stopping in front of driveway.

Having individual mailboxes in front of each home.

Advised post office informed him subdivision owners didn't want anything done.

Mr. and Mrs. Dubea agreed they would join Mr. Calvillo at post office to discuss the request to relocate at His convenience.

Having gates removed and roads made public due to nonfunctioning gates.

Mrs. Dubea requested Matt discuss:

Duties of the Board of HOA

Assessments of the HOA

Mr. Dubea, made presentation to encourage residents to work together with the Board of Directors for the good of the subdivision.

Mrs. Dubea made presentation to inform all the Board has done all it duties and given all information for contact with the Board, yet not one person had contacted with concerns.

Meeting was adjourned at 7:22pm.

Respectfully Submitted,  
Cynthia Dubea  
Secretary

# Rancho La Cantera 2015 HOA Meeting

## Sign-In Sheet

Date: July 7, 2015

Please Print

Please Print

Please Print

1	Name	Phone #	E-Mail Address
	Eduardo Casa	(956) 212-4914	
	Spouse	Phone #	E-Mail Address
	Monica Obregon	(956) 605-5804	
Street Address			

1	Name	Phone #	E-Mail Address
	✓ Jesus Rosas	(956) 465-8248	155FUE60@GMAIL.COM
	Spouse	Phone #	E-Mail Address
	✓ ALVA ROSAS	(956) 465-7676	
Street Address			

1	Name	Phone #	E-Mail Address
	✓ Armour Chambers	(956) 755-9603	ARMOUR1337@GMAIL.COM
	Spouse	Phone #	E-Mail Address
	Gaby Chambers	(956) 466-3557	ARMOUR 1337@gmail.com
Street Address			

1	Name	Phone #	E-Mail Address
	Spouse	Phone #	E-Mail Address
Street Address			

1	Name	Phone #	E-Mail Address
	Spouse	Phone #	E-Mail Address
Street Address			

Rancho La Cantera Homeowners Association  
c/o 5602 Spicewood  
Harlingen, TX 78552  
956-423-2224

Notice of Special Meeting

June 24, 2015

Dear Homeowner:

A special meeting of Rancho La Cantera HOA has been schedule as follows:

Tuesday, July 07, 2015  
Time: 6:00 – 7:00PM  
Location: Mr. Eduardo Caso's Home  
La Pizarra, Brownsville, TX 78522  
Lot 14, Blk 2  
1<sup>st</sup> home on the right

The meeting will commence at 6:00pm and will end promptly at 7:00pm or the meeting is adjourned. Please check in before the meeting begins. Check in begins at 5:45pm.

Enclosed in this mailing is:

1. Notice of Special Meeting
2. Agenda for Special Meeting

If any items not included, please contact (956) 423-2224 immediately.

Sincerely,  
Kemp Dubea  
President

**SPECIAL MEETING**

Rancho La Cantera Homeowners Association

July 07, 2015

**AGENDA**

The agenda which will be followed at the Special Meeting will be as follows:

1. Meeting called to order.
2. Presentation of proof that the meeting was duly called and member were notified of the date, time and place of the Special Meeting
3. New Business
  - A) Guest Speaker : Mathew Jones, Attorney at Law
    - 1) Overview of Home Owners Association Guidelines
    - 2) Question and Answer Session
4. Adjournment