

Rancho La Cantera Homeowners Association
2017 ANNUAL MEETING
January 14, 2017

Rancho La Cantera HOA BOD held their meeting on January 14, 2017, at 9:15am at First Community Bank, 470 E. Morrison Rd. Brownsville, Texas 78520.
Meeting Called to Order at: 9:26pm

Members present were:

Kemp Dubea, President

Cynthia Dubea, Secretary

Treasurer-Armour Chambers, Absent

Guest: 8 Members present, see attached list

All members introduced themselves.

Notice of meeting mailed out on December 28, 2016.

PREVIOUS MEETING MINUTES:

Previous Meeting minutes were read by Secretary. Motion was made and passed and approved.

Elections for Board of Directors:

President opens the floor for BOD President and Secretary position. Nominations taken.

Motion made, unanimous, passed and approved, David Carlson-President, Jamie Ochoa-Secretary to serve for next 2yr term. Treasury position to be elected in 2018.

FINANCIAL REPORT:

Secretary reviewed Financial status:

2016 Bank Balance : \$1509.67

One member delinquent 2016 HOA fee. Lot 20, Blk 1.

Reviewed 2017 Projected Budget:

Total Income: \$6600.00

Total Expenses: \$4825.00

COMMITTEE REPORT:

All lots being consistently mowed with a few mowing violation letters being sent out periodically.

OLD BUSINESS:

2nd Mailbox set and installed on La Cantera Road. Proposed final Mailbox to be completed this year.

NEW BUSINESS:

Areas of discussion:

Contact Attorney for any delinquent HOA fees, file lien(s).

BOD in December approved late charge of \$25, and \$10 per month for any unpaid delinquent Assessment's.

Lights still not working in subdivision, Amanda Carlson suggested Cameron County Light Program, will research and present a report to BOD on options and cost for putting service on. Will also be working with Google for street addresses update.

Gates still remain nonworking; David Carlson will research and obtain 3 quotes to present to BOD for repairs and get them running again.

Rioplex was recommended by one member for Internet Service.

Street signs and possible front entry "private" sign for subdivision may be added.

Kemp Dubea will continue on the Architectural Control Committee.

The meeting was adjourned at 10:17pm. Motion made by Kemp, moved and carried.

Next meeting: TBD

Respectfully submitted,

Cynthia Dubea

Secretary

**Rancho La Cantera Homeowner's Association
Customer Contact List
January 13, 2017**

Customer	Bill to	C	Phone	FaxBalance...	Email
Armour Raymond&Gabriela Jim...	Armour Raymond III & Gabriela Jimenez Chambers 35614 Calle Piz...	Ar	956 755-9603 / ...	0.00	amour1337@gmail.com
Blik 1, Lot 02	Lot 2, Blik 1 Calle Caliza P.R.			0.00	
Blik 1, Lot 03	Lot 3, Blik 1 Calle Caliza P.R.			0.00	
Blik 1, Lot 07	Lot 7, Blik 1 La Cantera P.R.			0.00	
Blik 1, Lot 14	Lot 14, Blik 1 La Cantera P.R.			0.00	
Blik 1, Lot 18	Lot 18, Blik 1 Calle Pizarra P.R.			0.00	
Blik 1, Lot 22	Lot 22, Blik 1 Calle Pizarra P.R.			0.00	
Blik 2, Lot 02	Lot 02, Blik 2 Calle Caliza P.R.			0.00	
Blik 2, Lot 03	Lot 03, Blik 2 Calle Caliza P.R.			0.00	
Blik 2, Lot 04	Lot 04, Blik 2 Calle Caliza P.R.			0.00	
Blik 2, Lot 06	Lot 06, Blik 2 Calle Caliza P.R.			0.00	
Blik 2, Lot 07	Lot 07, Blik 2 Calle Caliza P.R.			0.00	
Blik 2, Lot 09	Lot 09, Blik 2 La Cantera P.R.			0.00	
Blik 2, Lot 11	Lot 11, Blik 2 Calle Pizarra P.R.			0.00	
Blik 2, Lot 12	Lot 12, Blik 2 Calle Pizarra P.R.			0.00	
Daniel Garza	Daniel Garza 1781 Royal Oak Street Brownsville, TX 78520	D	956-465-3948	300.00	my4ducks@yahoo.com
David F. Carlson	David F. Carlson Amanda Carlson 35643 Calle Caliza Brownsville, T...	D	912-547-0092	300.00	dc102486@gmail.com
Eduardo E. Caso	Eduardo E. Caso P.O.Box 329 Brownsville, TX 78522		956-212-4914	300.00	
Emma Pedraza	Emma Pedraza 9993 Luz Ave Brownsville, TX 78521	E	956-312-7546	300.00	emmitapedraza@gmail.com
Gerardo & Michelle Barrera	Gerardo & Michelle Barrera 1706 Garfield St. Laredo, Tx 78043		956-285-9993	300.00	m_pizana@hotmail.com
Ian Gonzalez & Miriam Mendoza	Ian D Gonzalez Miriam Mendoza 35656 Calle Caliza PR Brownsville,...	I...	956-266-6343	300.00	
Jacqueline and Sergio Rivera	Jacqueline & Sergio Rivera 2652 Windsor Place Brownsville, TX 78520	Ja		300.00	
Jaime Ochoa, Jr & Priscilla Gon...	Jaime Ochoa, Jr & Priscilla Gonzalez 28007 La Cantera PR Brownsv...	Ja	956-844-4960	300.00	prissygonzalez2010@yahoo.com
James L. & Mary M. Kersey	James L. & Mary M. Kersey 600 Morelos Ave. Rancho Viejo, TX 78575		956 621-0384	300.00	marymkersey@gmail.com
Jesus & Alva Rosas	Jesus & Alva Rosas 10845 Arkansas Ave. Brownsville, TX 78521	Je	956 465-8248	300.00	155fuego@gmail.com
Jesus Hinojosa	Jesus Hinojosa 7037 Blue Spruce St. Brownsville, TX 78526		956-455-5328	300.00	ublazer@live.com
Juan & Karen Lerma	Juan & Karen Lerma 35603 Calle Pizarra P.R. Brownsville, TX 78520		956-455-8716	300.00	jlerma0331@gmail.com
Luis Garza	Luis Garza 6648 Georgia Pine Brownsville, TX 78526	Lu	956-554-8584	295.05	catherineamgarza@gmail.com
Mark Johnson	Mark Johnson PO Box 5898 Brownsville, TX 78523	M	956-5463551	300.00	mark@boderpropertiesinc.com
Norma R. Gracia - Jorge D. Cas...	Norma R. Gracia Jorge Daniel Castorena 7600 Aruba Ct. Brownsville...	N	956-898-7724	300.00	aruba7600@icloud.com
Overhead				0.00	
RAGOZ,LLC	RAGOZ,LLC 2203 Raquel Ct. Brownsville, Tx 78520	M	956-554-8670	0.00	smbuildersllc@gmail.com
Ricardo Castillo	Ricardo Castillo Bernice Castillo 2469 Frankfurt St. Brownsville, TX 7...	Ri	956-551-1840	0.00	Riccasti77@gmail.com
Rosalio Quezada Jr & Lucia Qu...	Rosalio Quezada Jr& Lucia Quezada 929 W. Taylor Rd Falfurrias, T...	R	956-572-3694	300.00	rosalioq@gmail.com
Santiago Castaneda	Santiago Castaneda 3562 Queensway Dr. Brownsville, TX 78526	S	956-465-6701	300.00	spcastaneda38@yahoo.com
Shelly Campos	Shelly Campos 995 N. Oklahoma Ave. Brownsville, TX 78521	S	956-639-5235	0.00	shellyann56@yahoo.com
Silvano & Connie Cristiano	Silvano & Connie Cristiano 35637 Calle Pizarra P.R. Brownsville, TX ...		956-203-3522	600.00	silvanocristiano@live.com
TEST				0.00	
Valerie Alvarado	Valerie Alvarado 2734 Pompeii Brownsville, TX 78520	V	956-459-2173	300.00	valvarado6@yahoo.com

Rancho La Cantera HOA

Projected Budget

2017

REVENUE	ITEM	QTY	FEE	AMOUNT
ASSESSMENTS		22	\$300.00	\$6,600.00
OTHER INCOME				\$0.00
RETAINED REVENUE ROLLOVER				\$0.00
RESERVE FUND				\$0.00
TOTAL REVENUE				\$6,600.00
EXPENSES				
LANDSCAPING/TREE, FLOWERBED MAINTENANCE				
LANDSCAPING/COMMON AREA		15	\$135.00	\$ 2,025.00
OFFICE SUPPLIES		1	\$350.00	\$ 350.00
PROFESSIONAL FEES	FRANCHISE TAX	1	\$80.00	\$ 80.00
PROFESSIONAL FEES	TAX PREPARATION FEES	1	\$170.00	\$ 170.00
MANAGEMENT/BOOKEEPING				
LEGAL FEES			\$600.00	\$600.00
CBU & INSTALLATION		1	\$1,600.00	\$1,600.00
INSURANCE				\$0.00
UTILITIES				\$0.00
TOTAL EXPENSES				\$4,825.00
			NET REVENUE	\$1,775.00

Rancho La Canterra 2017 Annual Home Owners Meeting

Sign-In Sheet

Fill Out All Information

Please Print

Date: 1/14/2016

Please Print

1	Name	Phone #	E-Mail Address
	David F Carlson	(912) 547-0092	DC.102486@gmail.com
	Spouse	Phone #	E-Mail Address
	Amanda Carlson	(956) 205-8453	Mandy30brooke@gmail.com
Street Address		35643 Calle Caliza Pr, Brownsville Tx 78520	

1	Name	Phone #	E-Mail Address
	Jesus ROSAS	(456) 465-8248	155Fuego@gmail.com
	Spouse	Phone #	E-Mail Address
	ALUA ROSAS	(956) 465-7676	
Street Address		28101 LA CANTERA PR BROWNSVILLE TX	

1	Name	Phone #	E-Mail Address
	Jan. Gonzalez	(956) 266-6343	shield.of.david.89@hotmail.com
	Spouse	Phone #	E-Mail Address
	Miniam Mendoza		
Street Address		35656 Calle Caliza Pr. Brownsville, Tx	

1	Name	Phone #	E-Mail Address
	Jaime O. Ochoa Jr	(956) 844-4960	jaime8a2012@gmail.com
	Spouse	Phone #	E-Mail Address
	Priscilla Gonzalez	(956) 890-1091	Prissygonzalez2010@yahoo.com
Street Address		28007 La Canterra Pr	

1	Name	Phone #	E-Mail Address
	Jesus Hinosa	(956) 455-5328	wblazer@live.com
	Spouse	Phone #	E-Mail Address
	Nubia Hinosa	(956) 455-5328	nub.gudith@live.com
Street Address		Lot 12	

Continue on reverse side

Rancho La Cartera Homeowner's Association
Balance Sheet
As of January 13, 2017

	<u>Jan 13, 17</u>
ASSETS	
Current Assets	
Checking/Savings	1,509.67
First Community Bank	1,509.67
Total Checking/Savings	3,019.34
Accounts Receivable	5,995.05
Accounts Receivable	5,995.05
Total Accounts Receivable	11,990.10
Total Current Assets	15,009.44
TOTAL ASSETS	<u>15,009.44</u>
LIABILITIES & EQUITY	
Equity	
Fund Balance	3,738.64
Retained Earnings	3,605.27
Net Income	160.81
Total Equity	7,504.72
TOTAL LIABILITIES & EQUITY	<u>7,504.72</u>

ANNUAL MEETING

Rancho La Cantera Homeowner's Association

JANUARY 14, 2017

AGENDA

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

1. Meeting call to order
2. Presentation of proof that the meeting was duly called and members were notified of the date, time and place of the Annual Meeting
3. Roll Call of Members present
4. Minutes of Previous Meeting
5. Election of Two Board Members
6. New Business
 - a. Financial Review
 - b. Budget
7. Adjournment

RANCHO LA CANTERA HOMEOWNERS ASSOCIATION, LLC.

c/o 6102 Teak Ave.
Harlingen, Texas 78552
956-423-2224

Notice of Annual Meeting and Elections

December 28, 2016

Dear Homeowner:

The 2017 Annual Meeting and Elections of the Rancho La Canteras Homeowner's Association has been scheduled as follows:

Date: Saturday, January 14, 2017
Time: 09:15 am
Location: First Community Bank
470 E. Morrison Rd.
Brownsville, Texas 78526

The meeting will commence promptly at 09:15 am and will end when all business has been completed or the meeting is adjourned. **Please check in before the meeting begins. Check-in begins at 9:00am.**

Enclosed in this mailing is:

- 1. NOTICE OF ANNUAL MEETING**
- 2. AGENDA FOR ANNUAL MEETING**

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

Sincerely,
Cynthia Dubea
Secretary