

## Rancho La Cantera HOA Meeting for Monday, July 10, 2017

### Board of Directors Special Meeting

35637 Calle Pizarra PR

Brownsville, TX 78520

Meeting called to order at 7:09

#### Members Present

1. David Carlson, President
2. Jaime Ochoa, Secretary
3. Armour Chambers, Treasurer
4. Silvano Cristiano, Head of Architectural Control Committee
5. William Mitchell, Member of Architectural Control Committee
6. Jesus Rosas, Guest

#### Old Business

1. Children at Play Signs
  - a. To Be Placed in the Medians in front of the Subdivision
  - b. Within the next two weeks
2. Getting Rego Road Paved
  - a. Petitions are still to be signed soon
  - b. To be submitted to Alex Dominguez by the end of July
3. Contractor Building Regulations
  - i. When you are building close together contractors need to follow directions
  - ii. Dumpsters need to be implemented\Must be a licensed and insured builder.
  - b. Commercial and General Liability
    - i. **Prior to Building, the contractor must display the HOA the Contractor's Liability Insurance.**
    - ii. Must maintain Worker's Compensation Insurance
    - iii. Contractors shall maintain Commercial General Liability Insurance
    - iv. Must abide by OSHA Safety Standards
    - v. Must have a supervisor onsite managing the project
    - vi. No drugs and alcohol is allowed on the premises during construction
    - vii. Trash and Debris must be contained in a commercial dumpster
  - c. General Construction Rules
    - i. Parking and Easements must stay within the boundaries of the homeowner's lot at all times.
    - ii. Diligent Construction must be made within 270 days as per Bi-laws (Section 4.04).
    - iii. Entry Gate Usage code will be used by all contractors, vendors, etc. that are working within the specific lot.

- iv. Encroachments into any required setbacks shall not be permitted.
- v. It is the responsibility of the contractor to ensure all levels of building codes are adhered too and that any adopted codes are met.
- vi. All signs must be in accordance to the associations current Declaration of Covenants, Conditions, and Restrictions. Refer to Section 4.10
- d. Enforcement Provisions
  - i. Monetary Penalties will be enforced after one warning.
- e. Must be signed by contractor
- f. Motion passed by Board

#### New Business

- 4. Additions to the Architectural Control Committee
  - a. Motion to nominate Jesus Rosas to join the Architectural Control Committee.
  - b. Motion passed
- 5. Gate update.
  - a. See minutes from last board meeting.
  - b. Mr. Cristiano recommended someone to do a proper analysis for the gate for \$100.
  - c. Must have a proxy vote with a possible letter with approval of half of the community approval.
  - d. HOA will spend up to \$500 dollars to do the special assessment.
- 6. Missing Street Sign for Calle Pizzara
  - a. Will do an assessment and provide the missing street sign.
  - b. Motion passed
- 7. Next Board meeting will be set for August 12, 2017
- 8. Meeting adjourned at 7:58 PM