

Rancho La Cantera Homeowners Association (HOA)

Special Assessment Meeting Minutes

March 21st, 2020

Board members present:

- Amanda Carlson-President
- Emma Mitchell- Treasurer
- Eduardo Caso-Secretary

Other in attendance:

David Carlson
Gloria Isabell
M Caso

Call to Order:

The special meeting of Rancho la Cantera Homeowners Association was held at First Community Bank's parking lot located at 470 E. Morrison Rd, Brownsville, TX 78520. The meeting was convened at 10:05 am with President Carlson presiding.

Approval of Minutes:

The minutes of the previous meeting held on February 22nd, 2020 were presented and reviewed. Mrs. Carlson made a motion to approve said minutes as presented. Mrs. Mitchell seconded the motion and they were unanimously approved.

Voting Results for the Increase of the Annual Assessment and Capital Improvements

Mrs. Carlson indicated that the HOA sent to each resident of Rancho La Cantera an email as well as letters informing them about the Special Meeting on March 9th, 2020. Said emails and letters also included the member's proxies. In addition, each resident was contacted by the board members prior of having this meeting.

Mrs. Carlson, stated that the HOA received twenty four (24) proxies. The bylaws indicate that at least the HOA has to have nineteen (19) residents present or proxies in order to have a quorum. Mrs. Carlson further pointed out that the invoices to collect the funds for the capital improvement projects will be send out at the end of June, 2020 and said funds will be collected starting July 1st, 2020 if at least 50 percent of the votes are in favor.

Mrs. Carlson indicated that the HOA continues to solicit/accept quotes to replace the gates.

Mr. David Carlson provided an update concerning the replacements of the gates. Mr. Carlson stated that there were some concerns by some of the residents about replacing the gates with steel because they rust and suggested using aluminum instead. Mr. Carlson indicated that he looked into using this material as an alternative to steel but the disadvantages are that the cost to replace the gates will double and it would be very difficult to repair in case someone hit the gate.

Mr. Carlson also stated that the board has agreed to offer the gates to the residents of the subdivision and if someone is interested in having them he/she can have them. On the other hand, if the company responsible of replacing the gates would like to keep them, said company has no problem for them to take them as long the HOA receives a credit back towards the total cost of replacing the gates.

Mrs. Carlson the proceeded to the collection and tally of the proxy forms for:

Capital Improvements (replacement of all gates, repair potholes in the roads, and repair needed sensors and motors)

Voting Results of Special Assessment for Capital Improvements:

After counting all the proxies and tallying all the votes, Mr. Caso confirmed that there were twenty-four (24) proxies received with 23 votes in favor of the capital improvements and one (1) against it. The votes in favor represent more than the 50% of all the residents and in line with the bylaws, therefore, based on the results the capital improvements projects have been approved.

Setting the Maximum Annual Assessment rate of \$600.00 with up to a 3% increase annually to account for inflation if needed.

Setting the Maximum Annual Assessment Rate:

After counting all the proxies and tallying all the votes, Mr. Caso confirmed that there were twenty-four (24) proxies of registered residents received with 22 votes in favor of rising the annual assessment to a maximum of \$600.00 and two (2) against. Once again, Mrs. Carlson indicated that according to the bylaws it is require to obtain at least 50% of all the residents to vote in favor in order to the resolution to pass. Therefore, and based on the results the increase of the annual assessment with the option of up to a 3% increase for inflation has been approved.

Mrs. Carlson stated that as a President of the board of the HOA she is hereby accept the results here presented. Mrs. Emma Mitchell seconded the results.

The meeting was adjourned at 10:40 am

Minutes Prepared By Eduardo Caso – Secretary