

Rancho La Cantera HOA Meeting for Saturday, June 3, 2017

**Old Business**

1. Meeting Called to Order at 10:04 AM CST
2. Board Members Present were
  - a. David Carlson, President
  - b. Armour Chambers, Treasurer
  - c. Jaime Ochoa, Secretary
  - d. Kemp Dubea, Past-President and Arch
3. Minutes Approval
  - a. Motion passed by Kemp Dubea
4. Financial Report
  - a. 1 Lot need is pending from Luis Garza- \$420.10
    - i. Late Dues were waived
  - b. \$6490 of Revenue logged in the financial statement.
    - i. Slight discrepancy noted in the QuickBooks
    - ii. Possible Check might have not been logged
    - iii. More money is accounted in the bank
  - c. Handover of Financial books
    - i. To be done around the 2<sup>nd</sup> week of July
  - d. Quick Books Training
    - i. Training discussed regarding New President Learning
  - e. Equipment Purchased
    - i. Printer with copier
    - ii. Laptop
    - iii. QuickBooks
    - iv. Few Office Supplies
  - f. Total money spent= \$623.62
    - i. Microsoft Office is still needed, Might be added for free
5. Budget Tracking Report
  - a. With 22 Lots x \$300 fee= \$6600 Initial revenue
  - b. See Budget Report for more information
  - c. Most Expenditures have been
  - d. Total Budgeted Amount= \$7230
  - e. Total Year To Date (YTD) Spent= \$4044.43
  - f. Money Saved so far
    - i.  $\$7230 - \$6600 = \$630$
  - g. Projected Overall Revenue from YTD Expenditures
    - i.  $\$6600 - 4044.43 = \$2555.57$
6. Owner Transfer of Lots
  - a. Owner of Lot 16 Block1
    - i. Mark Johnson sold his lot
    - ii. William and Emma Mitchell Bought the Lot
    - iii. Paid the \$100 fee
  - b. For future transfers, all parties must use the email system to provide adequate information and documentation.

7. Road Tax Increase
  - a. From \$563 to \$39,500 total.
  - b. Originally appraised at \$563 and \$10.70 per year per road
  - c. Now it is being appraised \$39,500 and \$750.63 per year per road
  - d. Petition was filed to explain HOA why the substantial increase and to try to being the taxes lowered
  - e. It is also mentioned to transfer the roads to the City of Brownsville even though the roads are owned by the HOA.
  - f. Road exemption will be requested
8. Committee Reports
  - a. Streetlights were turned on.
    - i. Monthly Cost from Breeze Energy is \$106.63
    - ii. First month bill started at \$25 but increased to \$106.63 consistently per month
    - iii. AEP Charged around \$6 for maintenance per street light post
    - iv. Motion passed to continue yearly contract with Breeze Energy
    - v. Budget for Streetlights will be \$1680/ year
  - b. Electronic Payment Option for Dues ([www.duespayment.com](http://www.duespayment.com))
    - i. Account setup has been made
    - ii. All homeowners will be able to make a username and password.
    - iii. All homeowners are encouraged to mail or pay electronically
9. Architectural Control Committee
  - a. 16 violation and e-mails were sent.
    - i. Mainly for grass length violations
  - b. Multiple requests have been made and approved through the committee
    - i. However there are homeowners that have been adding structures outdoor projects that have not gone through the architectural committee.
  - c. It is important that all homeowners must send proposals to the HOA Email to get approvals from Architectural Committee.
  - d. Must go through the Email system to request any proposal.
  - e. Decision will be made by majority vote on the architectural committee and must follow regulations according to the bylaws.
  - f. Legal action will be enforced if violators choose to not take action.

### **New Business**

1. Proposed Children at Play Signs and Post
  - a. To be placed down Calle Caliza & Calle Pizarro
    - i. Four Signs to be Purchased and Installed on Easement
    - ii. Cement & Hardware \$30
    - iii. Estimated Budget \$200
    - iv. Motion passed by board

2. Proposal to Petition to Pave Grove Park Road
  - a. Proper process will go through the Cameron County Commissioner Alex Domiguez
  - b. Board will contact and collect signatures from lot and homeowners and homeowners around Rego Road.
  - c. Board agreed to letter to Commissioner Alex Dominguez with petitions signed by August
3. Assessment to be established to Repair Front Entry Gates
  - a. Board President will call every owner to call to agree for a special assessment and proper quote of how much will it cost to fix the gates.
  - b. Board President will verbally call owners and ask for their petition (verbal/physical) commitment on agreement to pay \$200 per lot to fix the gates.
  - c. Proper assessment and detail will be at around \$500
  - d. The HOA will only need 50 percent of the vote to approve cost per lot/homeowner.
  - e. In the event that the costs are too high to fix the gates for any reason. The board will close one gate and will have only one gate working.
  - f. Exception will be if the HOA and lot/ homeowners agree to pay more money to fix the other gates.
4. Architectural Committee Report on Trash
  - a. There is a requirement for every builder to have a metal/bfi trash bin onsite.
  - b. Discussion was made that new homebuilders will have to submit plans to the HOA for approval
    - i. Motion passed by Kemp and Carlson
5. Kemp Dubea Resigns as Head of Architectural Committee
6. Nomination to add 2 more members on the Architectural Committee
  - a. Totaling Three on the Architectural Control Committee.
    - i. Silvano Cristiano- Head
    - ii. William Mitchell- Secondary
    - iii. David Carlson- Secondary
  - b. Motion Passed by HOA Board.
7. Discussion to add more members to the HOA Board
  - a. Possible Vice-President
  - b. Possible Accountant
8. Meeting adjourned at 11:24 PM CST