

Rancho La Cantera Homeowners Association  
Annual Association Meeting  
January 6, 2018

1. Meeting Called to Order at 10:16 AM
2. Quorum Confirmed
  - a. David Carlson- President
  - b. Jaime Ochoa- Secretary
  - c. Armour Chambers- Treasurer
  - d. Silvano Cristiano- Head of Architectural Control Committee
  - e. Jesus Rosas- Member of ACC
  - f. William Mitchell and Spouse- Member of ACC
  - g. Ricardo Castillo and Spouse
  - h. Eduardo Caso and Spouse
3. Approval of Minutes from Prior Board Meeting
  - a. Jaime Ochoa motions
  - b. Armor Chambers seconds
4. Financial Report
  - a. 2017 Ending Balance- \$3,426.68
  - b. See Financial Report
5. Discussion in needing New Treasurer for HOA
  - a. Eduardo Caso nominates Emma Mitchell to be New Treasurer
  - b. David Carlson Motions
  - c. Jaime Ochoa seconds
  - d. Armour Chambers successfully completed term as Rancho La Cantera HOA Treasurer and will work with Emma Mitchell for the handover of the books.
6. Discussion final totals on Gate Repairs confirmed
7. Update on implementation of HOA Rules and Regulations
8. **2017 Completed Projects**
  - a. Lights Posts within subdivision turned on
  - b. Cluster Mailbox on Calle Caliza Pr. Installed
  - c. Implement of D & O Insurance on Directors and Committee Members
  - d. Taxes Disputed with County for common area and significantly reduced
  - e. Transition all association filing system to drop box and accounting to QuickBooks.
  - f. Safety signage within subdivision installed for "Children at Play"
  - g. Association/ Subdivision website implemented ([www.lacanterabrownsville.com](http://www.lacanterabrownsville.com))
  - h. Optional Electronic Payment method of assessments and dues implemented.
  - i. Architectural Control Committee elected and rule enforcement.
  - j. Entrance Gates on East & West Side of Subdivision repaired through Special Assessment from members.

**9. Proposed Projects for 2018 (Budget Permitting)**

- a. Rules and Regulations with proper fine schedule implemented through Association lawyer.
    - i. Board of Directors will review and approve prior to submitting to lawyer final draft.
  - b. Patch repairs on the streets at the gate entrances.
  - c. Corrected street signage and install stop sign on Calle Caliza Pr.
  - d. Drainage hole covered to be installed with grated materials to reduce animals from entering the subdivision
  - e. Complete East gate entrance signage and wall details.
  - f. Possible spot lighting on center entrance walls.
  - g. Consider Drought resistant landscaping.
10. Discussion to increase HOA Dues from \$300 to \$500 to assist with the maintaining of the community and to afford the needed improvements.
- a. HOA Lawyer to be contacted to review proper procedures for implementation.
  - b. Increase cannot be implemented without going through these procedures and if implemented would take place in 2018 fiscal year.
11. Discussion on appointing a Special Committee to beautify the subdivision.
- a. Committee will be in charge of design and planning the front entrance landscaping and common areas.
    - i. Monica Caso will be the head of the Beautification Committee.
    - ii. Emma Mitchell, Bernice Castillo, Jesus Rosa, David Carlson will be members of the Beautification Committee.
    - iii. Meeting will be scheduled later in year to discuss proposals. Budget will be set by board and approved prior to the start of any projects.
12. Motion to Approve Budget for FY 2018
- a. Eduardo Caso motions
  - b. Jaime Ochoa seconds
13. Annual HOA Invoices have been mailed and annual dues of \$300 are due by February, 5<sup>th</sup>.
14. Meeting adjourned at 11:48 PM