

Rancho La Cantera Homeowners Association
2016 ANNUAL MEETING
January 16, 2016

Rancho La Cantera HOA held their Annual meeting on January 16,2016,at 10 am at First Community Bank, Brownsville, Texas 78520.

Meeting Called to Order at: 10:10 am

Quorum met.

Board Present:

Kemp Dubea, President

Cynthia Dubea, Secretary

Members present:

Silvano Cristiano

Jesus Rosas

Armour Chambers

Rosalio Quezada

Notice of Meeting was mailed out as of Dec. 21, 2015.

PREVIOUS MEETING MINUTES:

Motion was made and pass to approved.

ELECTIONS:

President open floor for BOD Treasury position. Nominations taken.

Motion made vote unanimous, passed and approved, Armour Chambers elected as new Treasurer.

FINANCIAL REVIEW:

Secretary reviewed Financial status :

2015 Total Income: \$2630.78

2015 Expense: \$2192.14

Net Income: \$438.64, (current bank balance)

Reviewed **Estimated Budget for 2016:**

20106 Total Income: \$3600.00

2016 Total Expenses: \$ 2975.00

Net Revenue: \$625.00

NEW BUISNES:

New email given out : rancholacanterahoa@hotmail.com and new address given out: 6102 Teak Ave. ,Harlingen, Texas ,78552

All invoices for 2016 HOA fees were printed with new information on them.

Areas of concern were discussed;

Clarification of fences : Article IV, Use of Restrictions and Architectural Standards, Section 4.18.

Street lights shut off, setup new account, Mr. Cristiano will research fee's and give report to Board.

Explanation of Declarant and HOA fee's

Common areas being maintained, HOA only pays for common area being maintained

Concern over 4 wheelers cutting thru and driving on subdivision property

Front Gates not working, due to poor original construction of concrete pads, causing shifting of gates creating nonworking gates.

No internet provider in subdivision, the BOD has no control over this issue.

Explanation of Architectural Control Committee, Article II, 2.02.-2.05.

One Member lot 15 Blk1 in arrears for 2015 HOA fees.

The meeting was adjourned at 11:17 pm. Motion made by Kemp, moved and carried.

Next meeting: TBA

Respectfully submitted,

Cynthia Dubea

Secretary

Rancho La Cantera Homeowner's Association
Profit & Loss
January through December 2015

	<u>Jan - Dec 15</u>
Ordinary Income/Expense	
Income	
Assessments	2,630.78
Total Income	<u>2,630.78</u>
Gross Profit	2,630.78
Expense	
Comptroller of Public Accounts	50.00
Landscaping and Groundskeeping	1,890.00
Office Supplies	92.14
Professional Fees	85.00
Secretary of State	75.00
Total Expense	<u>2,192.14</u>
Net Ordinary Income	<u>438.64</u>
Net Income	<u><u>438.64</u></u>

Rancho La Cantera 2016 Annual Home Owners Meeting

Sign-In Sheet

Fill Out All Information

Please Print

Date: Jan. 16, 2016

Please Print

1	Name	Phone #	E-Mail Address
	<u>Kemp Dubea</u>	<u>245-4478</u>	<u>sunvalleyent@aol.com</u>
	Spouse	Phone #	E-Mail Address
	<u>CYNTHIA DUBEA</u>	<u>244-2032</u>	<u>cyndubea@aol.com</u>
Street Address		<u>6102 Teak Ave Hgn TX 78552</u>	
1	Name	Phone #	E-Mail Address
	<u>Arnold Chunks</u>	<u>755-9603</u>	<u>Arnold2337@gmail.com</u>
	Spouse	Phone #	E-Mail Address
Street Address		<u>35614 Calle Pizarra P.R. 78520</u>	
1	Name	Phone #	E-Mail Address
	<u>Silvano Castro</u>	<u>2033522</u>	
	Spouse	Phone #	E-Mail Address
Street Address		<u>35637 La Cantera RR 78526</u>	
1	Name	Phone #	E-Mail Address
	<u>ROSALIO QUEZADA</u>	<u>(956) 572-3694</u>	<u>ROSALIOQ@gmail.com</u>
	Spouse	Phone #	E-Mail Address
Street Address			
1	Name	Phone #	E-Mail Address
	<u>JESUS ROSAS</u>	<u>(956) 465-8248</u>	<u>155FUEGO@GMAIL.COM</u>
	Spouse	Phone #	E-Mail Address
Street Address			

Continue on reverse side

Rancho La Canterra HOA

Budget

2016

REVENUE	ITEM	QTY	FEE	AMOUNT
ASSESSMENTS		12	\$300.00	\$3,600.00
OTHER INCOME				\$0.00
RETAINED REVENUE ROLLOVER				\$0.00
RESERVE FUND				\$0.00
EXPENSES				
LANDSCAPING/TREE, FLOWERBED MAINTENANCE				
LANDSCAPING/COMMON AREA		15	\$135.00	\$(2,025.00)
OFFICE SUPPLIES		1	\$100.00	\$ (100.00)
PROFESSIONAL FEES	FRANCHISE TAX	1	\$80.00	\$ (80.00)
PROFESSIONAL FEES	TAX PREPARATION FEES	1	\$170.00	\$ (170.00)
MANAGEMENT/BOOKEEPING				\$0.00
LEGAL FEES				(\$600.00)
INSURANCE				\$0.00
UTILITIES				\$0.00
			NET REVENUE	\$625.00

RANCHO LA CANTERA HOMEOWNERS ASSOCIATION, LLC.

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

Notice of Annual Meeting and Elections

December 21, 2015

Dear Homeowner:

The 2016 Annual Meeting and Elections of the Rancho La Cantera Homeowner's Association has been scheduled as follows:

Date: Saturday, January 16, 2016

Time: 10:00 Am

Location: First Community Bank

470 E. Morrison Rd.

Brownsville, Texas 78526

The meeting will commence promptly at 10:00 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 9:45am.**

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

ANNUAL MEETING

Rancho La Cantera Homeowner's Association

JANUARY 16, 2016

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. Minutes of Previous Meeting
4. Election of One Board Member
5. New Business
 - a. Financial Review
6. Adjournment

Rancho La Cantera Homeowners Association
Board of Directors
2015 MEETING
November 24, 2015

Rancho La Cantera HOA BOD held their meeting on November 24, 2015, at 9:00am at First Community Bank, 470 E. Morrison Rd. Brownsville, Texas 78520.
Meeting Called to Order at: 9:00am

Members present were:
Kemp Dubea, President
Cynthia Dubea, Secretary

Guest: None

PREVIOUS MEETING MINUTES:

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

FINANCIAL REPORT:

No Treasurer Director at this time.
Bank Balance : \$750.35
Reimbursement's for all expenses YTD were approved.

COMMITTEE REPORT:

Due to increased rainfall this year, additional mowing services were required to keep landscaping looking at its best.

OLD BUISNESS:

Areas of Discussion were:
New mailboxes have been installed and keys and management by post office has been completed.
Election for Treasurer for Board will be held at Annual Meeting.
No legal action will be taken for delinquent members for HOA fees till 2016.
1st Amendment to Restated CCR's were completed and filed in August 2015 for Sections 4.05 & 4.19.

NEW BUISNES:

Areas of discussion:
Continue to try to collect from delinquent members for 2015 HOA fee's.
Budget to be created for 2016.
2016 HOA fee invoices will go out around December 15, 2015.
Tentative Annual Meeting will be on Jan. 16, 2016, at 1st Community Bank in Brownsville, TX, at 10am.

The meeting was adjourned at 9:45am. Motion made by Kemp, moved and carried.
Next meeting: TBA

Respectfully submitted,
Cynthia Dubea
Secretary

RANCHO LA CANTERA HOMEOWNERS ASSOCIATION

c/o 6102 Teak Avenue
Harlingen, Texas 78552

Notice of Board Meeting

November 13, 2015

A Board Meeting of the Woodland Oaks Homeowners Association has been scheduled as follows:

Date: Tuesday , November 24, 2015

Time: 09:00 am

Location: First Community Bank

470 E. Morrison Rd.

Brownsville, Texas 78526

The meeting will commence promptly at 09:00 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 08:45 am.

Enclosed in this mailing is:

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

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

Sincerely,
Kemp Dubea
President
956-245-4478

**RANCHO LA CANTERA HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

AGENDA

November 24, 2015

09:00 am

First Community Bank

470 E. Morrison Rd.

Brownsville, Texas 78526

1. Meeting called to order
2. Confirm Quorum
3. Review Minutes from prior meeting
4. Financial Report
5. Committee Reports
6. New Business
7. Date and Time of next meeting
8. Adjourn