

Rancho La Cantera Homeowners Association
Minutes for Executive Board Meeting for December 9, 2017

Meeting Called at 9:30 AM

1. Confirmed Quorum. Attended members are:
 - a. David Carlson- President
 - b. Armour Chambers- Treasurer
 - c. Jaime Ochoa- Secretary
 - d. Silvano Cristiano- Member of ACC
 - e. Jesus Rosas- Member of ACC
2. Approval of Minutes from Prior Board Meeting & Special Meeting
 - a. David Carlson motions
 - b. Armour Chambers seconds
3. Financial Report
 - a. See Financial Report
 - b. These are pending multiple invoices to be paid.
4. Old Business
 - a. Gate Repair
 - i. Gates have been repaired and are operational
 - ii. Adjustments on the gates are still to be made.
5. New Business
 - a. Current Checking Account Prior to invoices being paid as of 12/8/17--
- \$8317.59
 - b. Next Year's budget and prepare to be votes on by Members in January Meeting.
 - c. Set Date and Time for Annual HOA Meeting for January 6th, 2017
 - d. Proposed HOA Rules and Regulations will be reviewed and adjusted by law firm: Jones, Galligan, Key & Lozano from Weslaco, TX
 - e. Landscaping
 - i. Discussion was made to improve landscape labor to properly maintain streets.
 - f. Street repairs
 - i. Streets will be filled to fix holes and patches. Pressed milling patch jobs will be made as ongoing construction jobs will be made.
 - g. Street signs
 - i. Pending updated signs will save as a project for 2018 and discuss.
 - h. Gates
 - i. Pin Codes have been sent to every home and lot owners.
 - ii. Codes can be changed on a need basis.
 - iii. Additional Payments for Gates to be stained, steel to be painted, and aesthetic repairs made.
 - iv. Drainage holes will be grated using the funds from gate repair

- v. Adjustments to the middle of the entrance will be made to free up the flaps to allow space on the gates.
- vi. Remotes for the gates will be purchased by homeowners and lot owners to use for their vehicles
- i. Motion to vote for remotes to be given for current homeowners first. Once all Current homeowners have had the option to purchase the association will allow all lot owners to purchase remotes.

Gate Remote Policy & Procedures Have Implemented:

- Each Gate Remote will be sold at \$35.
- Each gate remote transmitter has an individual access code number and is registered to each of the respected owners by lot.
- By purchasing the gate remote(s), the lot owners are responsible if it is damaged, lost, or stolen.
- Immediately notify La Cantera HOA if the gate remote is lost or stolen.
- Gate remotes will be part of the property of the lot owner and will pass with the sale of lot.
- Any and all pass dues or assessments can result in deactivation of the gate remote transmitters.
- There will be a \$10 reactivation fee per remote and the gate remote(s) will only be activated once all pass dues are paid in full.
- Gate remote transmitters will not be sold to home owners with pass due balances.
- Lot owners will not be denied access into their property even with past dues. Lot owners can still use the pin code assigned to each lot that will stay active.
- Proper notification will be sent out by the La Cantera HOA before any deactivation occurs.
- When purchasing remotes waivers are to be signed to confirm the understanding of the gate remote Policy and Procedures.

Mr. Carlson motions, Mr. Ochoa seconds

6. Electronic Payments

- a. Motion to eliminate cash as payment for HOA fees, and only allow electronic, check, or money order.
- b. Mr. Carlson motions, and Mr. Chamber's seconds

7. Meeting adjourned at 10:32 AM