



Las Campanas
Community
Association

Minutes of the Annual Board of Directors Meeting

February 14, 2020

www.lascampanas.info

- 1. Call to Order and Roll Call:** The meeting was called to order at 1:00 pm in the Las Campanas Rec. Center by President Bob Dahm. Other board members present were: Mike Banks, Sandy Bird, Scott Chancellor, Dick Davis and Michelle Hoffman. Absent was Joe Gulvezan
- 2. Establish Quorum.** With the ballots received and 36 homeowners attending the meeting, a quorum has been established. Cadden Management was represented by Tricia Beeler.
- 3. Welcome and Introductions:** President Dahm welcomed everyone and the Board introduced themselves.
- 4. Approve minutes:** A motion to approve the annual minutes of February 8, 2019 was made, seconded and approved by all. They will now be added in record and posted on the website (www.lascampanas.info).
- 5. Financial Report:** The financial report was presented by Treasurer, Mike Banks:
The 2020 budget was approved with no change in the \$60 per home annual assessment. The total income for 2020 is projected to be \$86,430, with expenditures projected to be \$88,430, for a planned net operating loss of \$2,000. CPA, Terry Cogan, has reviewed our Accounts Payable, Accounts Receivable, Bank Statements, and Check Registers for 2019 and has provided a Financial Statement Compilation in compliance with AICPA standards. He also prepared the State and Federal Tax Returns and Mike filed them in January.
- 6. Recap of 2019:** President Bob Dahm gave a recap of 2019 as follows:
 - a) **Revitalization of Monuments:** Renovations have been completed to all 3 Monuments which include some changes in landscape, vegetation and lighting.
 - b) **Desert Bell Medians:** 3 of the 9 Medians on the boulevard have been refashioned. This project was adopted in 2018 and designed to be a multiyear endeavor. The work includes adding and/or replacing vegetation, decorative stone and rebuilding some median border walls to help eliminate rainwater waste. More phases of the work will continue in 2020.
 - c) **Purchased Property:** LCCA purchase property known as 670 Esperanza. This is 12 acres of unimproved land that runs along the south border of Ventura and the north border of Esperanza Blvd. Pima County approved our petition to devalue the property for tax purposes, which reduced the taxes by about \$2500 a year.
 - d) **LCCA Growth:** With Solterra continuing to grow, we are approaching 1400 homes with approximately 2600 residents. Las Campanas now makes up more than 10% of GVR homes.
 - e) **LCCA Social Committee:** The committee planned and implemented 2 successful events that included food, beverages and games. They were an "Italian Night" dinner and a fun "Bingo" Social. The committee continues to plan more events in 2020.
- 7. Election Results:** Tricia Beeler, from Cadden Management, announced: Based on 276 ballots received, Scott Chancellor, John Coleman, Dick Davies and Joe Gulvezan have been elected to the board.

8. Open Forum:

- a) A homeowner expressed appreciation for all the volunteer board members and what they do.
- b) A homeowner asked for an explanation of the \$14,911 variance of income and expenses in 2019.
- c) A new homeowner asked what the plans for the 670 Esperanza property are. It is to stay undeveloped as per condition of devaluing the property for tax purposes.
- d) A homeowner requests that any board representative refrain from making political recommendations.
- e) A homeowner inquired about utility locate marks on Esperanza. It is unknown who requested the locates. It was not LCCA.
- f) Dick Davis explained the importance of GVC to our unincorporated community. GVC is a semi political interface to Pima County. GVC committees were successful in raising the allocations for GV road improvements from \$60,000 to \$600,000. The GVC environmental group is also the driving force for the new GV Park.
- g) A homeowner announced that GVR centers are making improvements on safety and accessibility for handicap use.

9. Announcements:

- a) Following this board meeting, the Directors will have a short business meeting to elect officers.
- b) The next regular LCCA Board meeting is March 13, 2020.

10. Adjournment: It was moved, seconded and approved by all to adjourn the meeting at 1:26pm.

Respectfully submitted,

Sandy Bird, LCCA Secretary