



Date: January 08, 2021
Time: 1:00 PM
Place: Electronic Meeting

1. **Call to order and Roll Call:** President Bob Dahm called the virtual meeting to order at 1:01pm. Other board members present electronically were: Mike Banks, Sandy Bird, Scott Chancellor, John Coleman and Dick Davis. Cadden Manager, Tricia Beeler and 9 homeowners also attended electronically.

2. **Approve Minutes:** The minutes of November 13, 2020 were approved and placed on record.

3. **Financial Report:** Mike Banks: As of December 31, 2020.

Funds in Operating Account: \$ 40,143.67

Funds in Reserve Account: \$ 24,339.48

Total Assets: \$ 64,483.15

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 299.89	\$ 20.00	\$ 279.89
Expense	\$ 10,520.48	\$ 10,275.00	\$ 245.48

A motion was made and seconded to renew our expiring CD of \$11,500 at the current rate of 0.45%. Motion carried unanimously.

4. **Managers' Report:** Trish Beeler:

A. **The GoToMeeting** access will remain the same each month. From computer, tablet, or smartphone: <https://global.gotomeeting.com/join/444654501>.

Dial in using phone: +1 (872) 240-3412. Access Code: 444-654-501.

B. **GVR Meeting Room** is available for an in-person Annual Meeting on February 12th, with limited attendance and by complying with GVR rules. After a lengthy discussion there was a unanimous decision to continue with virtual meetings due to COVID. Sandy Bird and Bob Dahm will work on a letter/invitation for all LC residents.

C. **Block J, Parcel 2.** Due to a tax lien foreclosure, this 9-acre parcel is being sold. The new owner is subject to CCRs, entitled to 54 votes, and is obligated to pay the current assessments of \$3,240.00.

D. **Pagoda Light Repairs** on Desert Bell are taken care of by Bill Richards's Electric on a monthly inspection.

E. **Common Areas** are to remain in their natural state. The LCCA Board has discussed and decided on issues of trimming and removal of trees in the common area numerous times over the years. As a reminder...The rule is: **there shall be no trimming or removal of trees in the common areas** unless specifically authorized by the LCCA Board. Views cannot be guaranteed or protected.

F. **Five (5) Self Nomination Forms** have been received for the 2021 Board election. Bob Dahm, Mike Banks, and Sandy Bird are nominated for the 3, 2-year terms and Gary Gedman and Gerry Peterson are nominated for the 1 unexpired term. Cadden will send out ballots, tally the votes, and announce results at the February 12th Annual Meeting.

5. **Committee and Liaison Reports:**

A. **Landscape Committee:** Scott Chancellor reported:

- i. **Tree Trimming:** Monstrosity Landscaping finished trimming about 35 trees along the boulevard. 15 more trees to be addressed later this year. A resident questioned the pruning technique by Monstrosity and felt it could cause damage to the trees. The resident agreed to provide pictures so Scott and the committee's Master Gardener can address.
- ii. **San Miguel Erosion Issue:** Points West Landscaping will start the project next week and should complete by the end of the month.
- iii. **Median Landscape Project:** Points West Landscaping will start the next phase and should complete this month.
- iv. **Holiday Lights:** The Committee decorated the Desert Bell Monument on November 24th and took decorations down on January 5th.

B. **Website:** Scott Chancellor: The new web-based website is running well. A resident commented on the wrong date listed for January's Board meeting. Scott said that the typo was corrected as soon as it was brought to his attention. Check out our website: www.lascampanas.info

6. **Old Business:**

A. **Operating Procedure Committee:** Bob Dahm reported that the committee, consisting of himself, Sandy Bird and John Coleman, have started drafting a formal Operating Procedure for the Board. The final draft will be presented when available. Any input or interest in joining the committee, call Bob at 520-820-8823.

7. **New Business:**

- A. **Committee to review Assets and Reserve Program.** Bob Dahm: This committee will review how we are handling fixed assets, identify any changes needed to the program, and periodically review funding. Scott Chancellor and John Coleman volunteered to be on this committee. Anyone else interested in helping, call Bob at 520-820-8823.
- B. **Budget Adjustment to add a Special Project line item:** It was suggested to revise the budget to add a line item called "Major Projects" under Operating Expenses. This would be used to post expenses for major projects. The budget will not be increased; money will be transferred from various other categories. Mike Banks and Scott Chancellor will work together.
- C. **Annual Meeting Agenda.** Bob Dahm: Trish Beeler will give Election Results, Mike Banks will provide Financial summary and updated Budget and Assumptions, and Bob Dahm will give a highlight of the Board's activities in 2020.

8. **Announcements:**

The next scheduled Board Meeting is our Annual Meeting. It will be a virtual meeting on Friday, February 12 at 1pm. (see 4. A. above)

9. **Adjourn:** A motion to adjourn was seconded and approved by all at 1:58pm.

Respectfully submitted,

Sandy Bird, LCCA Secretary
Approved by motion on March 12, 2021