



**Las Campanas  
Community  
Association  
(LCCA)**

**Minutes of the Board of Directors Meeting  
January 13, 2023  
[www.lascampanas.info](http://www.lascampanas.info)**

Date: January 13, 2023  
Time: 1:00 PM  
Place: Las Campanas GVR

1. **Call to order, Roll Call, Establish Quorum:** Vice-President Scott Chancellor called the meeting to order at 1:00pm. Other Board members present were Katy Banks, Mike Banks, and Paul Williamsen, establishing a quorum. Absent was Bob Dahm, Barbara Wuehrmann, and Sandra Bird. Also attending was Cadden Manager, Lori Wuollet and 13 homeowners.
2. **Approve Agenda:** the agenda was not formally approved.
3. **Approve October Minutes:** A motion to approve minutes of the LCCA Board meeting on December 9, 2022, was made, 2<sup>nd</sup>, and approved by all.
4. **Managers' Report:** Lori Wuollet:
  - A. Reported tasks completed and provided report in the packet for review.

5. **Financial Report:** Mike Banks: As of December 31, 2022:

Funds in Operating Account:	\$ 28,994.71
Funds in Reserve Accounts:	\$ <u>24,659.50</u>
Total Assets:	\$ 53,654.21

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 7.79	\$ 15.00	\$ (7.21)
Expense	\$ 20,500.97	\$ 4,848.00	\$ (15,637.97)

6. **Committee Reports:**

A. **Landscape and Maintenance:** Scott Chancellor:

- General update:
  - 1) The Erosion issue in San Miguel has been completed. The next area to be done is in Capistrano.
  - 2) Three medians remain to install the boulders on in 2023.
- Landscape Contract:
  - 1) Landscape bids were received and reviewed by the committee in depth. Unanimous vote was received by the committee to recommend option 1 with Points West. There was audience discussion regarding landscaping in general and a call for question was announced. A motion was made, 2<sup>nd</sup> and approved by all to ***"award the landscape contract to Points West with option 1"***

B. **Design Review Committee:** Bob Dahm was absent and Mike Banks gave history on this topic.

C. **Social Committee:** Sandy Bird: No Report due to Absence.

**D. Nominating Committee:** Scott Chancellor:

Three positions are available for the Annual meeting election. Mike Banks will be running again and only one other person has submitted a nomination form. Anyone interested in filling a Board position, print off a "Self-Nominating" form from the LCCA website, fill it out, and submit to Cadden as soon as possible.

**7. Old Business:**

**A. Reserve Study:** Bob Dahm: Tabled due to absence.

**8. New Business:** None

**9. Announcements:**

**A. The next LCCA meeting is the Annual Meeting** on Friday, February 10, 2023, at 1pm.

**10. Non-Board Member Comments:**

**A.** A homeowner asked if the CC&R's are similar for all subdivisions in Las Campanas regarding buffer yards. Discussion that some have the provision and some do not.

**11. Adjourn:** A motion to adjourn was made, seconded, and approved by all at 1:28pm.

Respectfully submitted,

Lori Wuollet, Cadden Community Management