



Las Campanas
Community
Association
(LCCA)

Minutes of the Board of Directors Meeting

March 10, 2023

www.lascampanas.info

Date: March 10, 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 1:00 p.m. Other Board members present were Katy Banks, Mike Banks, Barbara Wuehrmann, and Paul Williamsen, establishing a quorum. Absent was Vince Bralic. Also attending was Cadden Manager, Lori Wuollet and 11 homeowners.

Approve Agenda: A motion to modify the Agenda was made, seconded and unanimously approved to add *“Operating Procedures”* under Old Business.

2. Board Organizational Meeting: Individual motions were made, seconded and unanimously approved for the following offices:

President: Katy Banks
Vice President: Scott Chancellor
Secretary/Treasurer: Mike Banks

3. Current Board Vacancy: Jeff Cameron from Sonata volunteered to join the Board with a self-nomination form. A motion was made, seconded and unanimously approved *“to accept Jeff Cameron as the seventh Board member.”*

4. Approve January Minutes: A motion to *“approve minutes of the LCCA Board meeting on January 13, 2023,”* was made, seconded, and unanimously approved.

5. Manager’s Report: Lori Wuollet:
A. Reported on tasks completed and action items, and provided reports in the meeting packet for review.
B. Described action-in-lieu vote taken to switch insurance coverage to LaBarre Oksnee for the coming year in the amount of \$5,362.

6. Financial Report: Mike Banks: As of February 28, 2023:

Funds in Operating Account: \$ 101,438.95
Funds in Reserve Accounts: \$ 24,666.46
Total Assets: \$ 126,105.41

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 3,256.29	\$ 130.00	\$ 3,126.29
Expense	\$ 10,206.67	\$ 16,316.00	\$ (6,109.33)

Mike reported that he is working with Bill Richards Electric to produce a report showing the number of lights on Desert Bell, and the number replaced to date.

7. Committee Reports:

A. Landscape and Maintenance: Scott Chancellor:

- 1) **Repaint Monuments:** Going out to bid for repaint and re-stucco of all three monuments. Not done since 2015. Landscape Committee to review and recommend.
- 2) **Median Project:** Three medians remain to be upgraded by Points West, who is providing a proposal soon. Landscape Committee to review and recommend.
- 3) **Erosion Issues:** Review of issues at Capistrano and San Miguel. Scott will review and the Landscape Committee recommend any needed action.

B. Design Review Committee: Katy Banks

Three additional people comprise the Committee: Paul Williamsen, Pat Fisher and Linda Chadsey.

8. Old Business:

- A. **Reserve Study:** Mike is working on LCCA self-generated Reserve Study Report. Jeff and Paul volunteered to join the ad hoc Committee, which will report next month.
- B. **Operating Procedures:** A motion was made, seconded and unanimously approved *“to have the currently approved ‘LCCA 2022 Operating Procedures’ document published on web site and review annually for changes.”* This item will be in old business for the future.

9. New Business:

- A. **Summer Board Meeting Schedule:** A motion was made to have the *“Board skip meetings in May, July and September, unless an emergency surfaces.”* The motion was seconded, and approved unanimously.
- B. **Social Committee Chair:** A motion was made, seconded and approved unanimously *“to have Paul act as Chair of and liaison to the Social Committee.”* It was further moved, seconded and unanimously approved that *“the Social Committee will pay for its own consumables in future events, and LCCA will pay for other costs such as promotions.”*

10. Announcements:

- A. **The next LCCA Board Meeting is** on Friday, April 14, 2023, at 1 p.m.

11. Non-Board Member Comments:

- A. Will some meeting be virtual in the future? Yes, if needed.
- B. Issues regarding Cadden not communicating with all LCCA residents. Lori said that Cadden will request a blanket release from all HOA's to allow messages to be sent to all members.
- C. A member was not able to contact Cadden after noon on Friday. Lori said that the new Cadden office hours for Friday will be 9:00 to 3:00. Also, a new voice mail system is being installed.

12. Adjourn:

A motion to adjourn was made, seconded, and approved by all at 2:12 p.m.