

Las Campanas Community Association

Board Meeting Minutes

March 8, 2024

Time: 9:00 a.m.

Place: GVR Las Campanas Social Center

- 1. Call to order, Roll Call, Establish Quorum(4), Introductions:** President Katy Banks called the Meeting to order at 9:00 a.m. Other Board Members present were Mike Banks, Paul Williamsen, Vince Bralic, and Jeff Cameron, establishing a quorum. Absent were Scott Chancellor and Todd Kellstrom. Also attending were Cadden Manager, Lori Wuollet and 11 homeowners.

Approve Agenda: A motion to *“approve the Agenda”* was made, seconded and unanimously approved.

- 2. Approve Board Meeting Minutes:** A motion to *“approve the Minutes of the LCCA Board Meeting of January 12, 2024,”* was made, seconded, and unanimously approved.

- 3. Manager’s Report:** Lori Wuollet:

- A.** Reported on tasks completed and action items, and provided reports in the meeting packet for review. Reported that Bill Richards Electric replaced one Pagoda light, 8 bulbs, and 4 Pagodas and Perma posts due to being run over. There are 70 lights still to be replaced. Attended and counted ballots for Annual Meeting. Provided new Board meeting signage. Facilitated renewal of insurance and action-in-lieu approval. Lori will contact our insurance carrier to see if we can move the expiration dates to March, in order to avoid the need for action-in-lieu in the future. Cadden office closures for the rest of the year were given:
Monday, May 27th • Thursday July 4th • Friday, July 5th • Monday, September 2nd • Monday, October 14th • Monday, November 11th • Thursday, November 28th • Friday, November 29th • Wednesday, December 25th • Thursday, December 26th

- 4. Financial Report:** Mike Banks: As of February 29, 2024:

Funds in Operating Account: \$ 120,236.91
Funds in Reserve Accounts: \$ 24,976.31
Total Assets: \$ 145,213.22

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 19.47	\$ 125.00	\$ (105.53)
Expense	\$ 3,628.22	\$ 16,319.00	\$ 12,690.78

- 5. Committee Reports:**

- A. Landscape and Maintenance:** Scott Chancellor (report read by Paul Williamsen)

- 1) Weed Control:** Points West (PWE) sprayed pre-emergent. Next spray around July.
- 2) Monuments:** PWE to provide a bid to add gravel and replace dead plants in LCCA.
- 3) Complaints:** PWE resolved rat issue and overgrown Texas Ranger blocking site line.
- 4) Erosion Issue behind Ventura:** Work not finished yet. An update to the Board will be

provided within a week.

- 5) **Two new erosion issues:** Scott provided photos of lower Ventura and Sonoma problems. Bids will be sought for both.
- 6) **Desert Bell Trees:** Mistletoe has been spotted in various places. Bid will be obtained.
- 7) **Lighting Issue:** Proposed solution of problem approved. Corrected by Bill Richards.
- 8) **Landscape Committee:** Next scheduled meeting is on April 5th. A motion ***“to approve Committee members: Scott Chancellor, Paul Williamsen, Vince Bralic, Pat Fisher and Nancy Gould”*** was made, seconded and unanimously approved.

6. Unfinished Business:

- A. **New Cadden Contract:** Jeff Cameron gave a comprehensive report covering problems with renewal of the Cadden contract. Several serious issues still remain to be resolved. He will integrate our proposed resolutions in a revised contract for Cadden to consider. We are still under the old contract. Replacement of Cadden as a management company was discussed.
- B. **County Streets:** We are monitoring new legislation regarding public streets in HOA's.
- C. **Replacement of Small palm trees at Esperanza:** The Committee will address this issue at the next meeting of the Landscape Committee and report results at next Board Meeting.
- D. **Erosion Issue behind Ventura:** Valscape bid was approved in November. Work was begun in January, but has not been completed.

7. New Business:

- A. **Summer Meeting Schedule:** A motion to ***“skip the scheduled Board Meetings for June, July, and September,”*** was made, seconded, and unanimously approved.
- B. **Annual Ballot Mailing Charges:** Mike presented data showing that annual ballot preparation and mailing charges by Cadden for 2024 have risen more than 40% over 2023 charges, and have more than doubled the charges from 2022. The per household charge is now \$4.84, versus \$2.41 in 2022. Lori said that she will reach out to Action Print here in Green Valley regarding preparation and mailing of the 2025 ballot. We are still awaiting a response from Cadden to our appeal of excessive postal charges in this year's expense.

8. Announcements:

- A. The next LCCA Board Meeting will be on April 12, 2024, at 9 a.m. in the GVR Las Campanas Social Center. All Board Meetings through August will be held at Las Campanas at 9 a.m.

9. Board Member Comment:

- A. **Cadden issues:** Mostly, remain unsolved. Contract is 10 years old and remains in effect. Management personnel has changes at all levels in recent years.
- B. **Maintenance of individual monuments:** Generally, the responsibility of each HOA, but mixed handling may have occurred in the past

10. **Adjourn:** A motion to adjourn was made, seconded, and approved by all at 9:39 a.m.

Mike Banks, Secretary/Treasurer