

Las Campanas Community Association

Board Meeting Minutes

April 12, 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 Scott Chancellor, Mike Banks, Vince Bralic, Jeff Cameron, and Todd Kellstrom, establishing a quorum. Absent was Paul Williamsen. Also attending were Cadden Manager, Lori Wuollet and 15 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 March 8, 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 4 Pagoda lights, 4 bulbs, and 4 Pagodas. There are 66 lights still to be replaced. Completed site inspections along Desert Bell. Sent out Welcome letters to all new residents in Las Campanas.

4. **Financial Report:** Mike Banks: As of March 31, 2024:

Funds in Operating Account: \$ 99,475.37
Funds in Reserve Accounts: \$ 25,009.18
Total Assets: \$ 124,484.55

Qtrly. Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 65,564.29	\$ 61,010.00	\$ 4,554.29

Mike noted that Commerce Bank has now merged with Bank 34 of Scottsdale. The new bank name is Southwest Heritage Bank. All account balances were correctly transferred and all account agreements remain unchanged.

5. **Committee Reports:**

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

- 1) **Erosion Issue behind Ventura:** Work started, but not finished yet. It has been too wet to proceed. Expect completion within a month. Bid approved 11-10-23.
- 2) **Lower Ventura and Sonoma erosion issues:** Bids received for each site from Valscape. Motions ***“to approve bids of \$768 and \$1,274”*** were made, seconded, and unanimously approved.
- 3) **Replacement of Small palm trees at Esperanza:** Landscape Committee did not find support for this issue within the Committee, but may revisit in May.

- 4) **Tree maintenance along Desert Bell:** Verbal bid from Alberto Tree Service to remove mistletoe from 42 trees and trim 18 other trees was received. A motion ***“to approve a bid for \$1,500, subject to getting a paper bid and mailing address.”*** was made, seconded, and unanimously approved.
- 5) **Plant replacement along Desert Bell:** Waiting for a bid from Points West (PWE).
- 6) **Monuments:** PWE to provide a bid to add gravel and replace dead plants in LCCA.
- 7) **Lighting Issues:** New regulations coming from Tucson/Pima County. Bill Richards provided alternatives which may be tried out along Desert Bell. Homeowners are concerned that lighting on Desert Bell may be too bright right now. Paul Williamsen will report to LCCA Landscape Committee and Board on recommendations from the GVC Planning & Architecture Committee, so that we may plan our next steps. A string of new lights may be tested in one area.

6. Unfinished Business:

- A. **New Cadden Contract:** Jeff Cameron gave a final report covering some points regarding renewal of the Cadden contract. The Board discussed COLA increases, possible reduced costs for a reduced number of Board Meetings, and changes made to the Contract as submitted by Cadden. Lori provided a view from Cadden’s standpoint and a brief review of services provided. A motion to ***“approve signing of the contract renewal,”*** was made, seconded, and unanimously approved. After submission to Cadden, Lori will provide electronic signing capability.
- B. **County Streets:** We are monitoring new legislation regarding public streets in HOA’s.
- C. **Annual Ballot Mailing Charges:** Mike reported that Cadden revised the invoice in question and reduced the charges by \$1,448.37.

7. New Business:

- A. **Mistletoe removal:** Four homeowners requested approval to remove mistletoe on trees in the open space behind their homes at their expense. A motion to ***“allow removal of the mistletoe at homeowner expense”*** was made, seconded, and unanimously approved.
- B. **Storage facility:** Scott proposed that a storage space be rented to store miscellaneous items such as Holiday decorations. The cost of about \$60 per month would be split among interested HOA’s and LCCA.
- C. **Signs along Desert Bell:** The developer has the right to put out signs within LCCA.

8. Announcements:

- A. The next LCCA Board Meeting will be on May 10, 2024, at 9 a.m. in the GVR Las Campanas Social Center.

- 9. **Adjourn:** A motion to adjourn to Executive Session was made, seconded, and approved by all at 9:49 a.m.

Mike Banks, Secretary/Treasurer