

Las Campanas Community Association

Board Meeting Minutes

May 10, 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, Vince Bralic, Paul Williamsen, and Todd Kellstrom, establishing a quorum. Scott Chancellor arrived at 9:18. Absent was Jeff Cameron. Also attending were Cadden Manager, Lori Wuollet and 4 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 April 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. Completed site inspections along Desert Bell. Forwarded new contract approved and signed by LCCA to Cadden, and sent fully executed contract by Cadden to Board President and Secretary for record.
- B. Lori will advise us in the future of the status of the Corporate Transparency Act and registration requirements for Board members.

4. **Financial Report:** Mike Banks: As of April 30, 2024:

Funds in Operating Account: \$ 94,327.35
Funds in Reserve Accounts: \$ 25,042.95
Total Assets: \$ 119,370.30

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 5,150.39	\$ 4,944.00	\$ 206.39

5. **Committee Reports:**

- A. **Landscape and Maintenance:** Paul Williamsen/Scott Chancellor

- 1) **Tree maintenance along Desert Bell:** Alberto Tree Service removed mistletoe from 42 trees and trimmed 18 other trees.
- 2) **Plant replacement along Desert Bell:** Received two separate bids from Points West (PWE) to replace damaged or dying plant in the medians. A motion ***“to approve bid #746 for \$1,900,”*** was made, seconded, and unanimously approved. PWE will provide water to new plants during regular service.
- 3) **Lighting Issues:** New outdoor lighting regulations are coming from Tucson/Pima County. GVC will provide condensed regulations. Dark Sky recommendations are 2700-3000 Kelvin. Several lights were changed to 2700 Kelvin for evaluation. Some lights may

be removed to solve current issues. The light bulbs are regular bulbs for \$2 each that we may replace on our own. A motion ***“to replace the light bulbs behind Sonoma along Desert Bell for an amount not to exceed \$50,”*** was made, seconded, and unanimously approved. Scott will coordinate replacement of bulbs.

6. Unfinished Business:

- A. Erosion Issue behind Ventura:** Expect completion within 2 months. Bid approved 11-10-23.
- B. Lower Ventura and Sonoma erosion issues:** These 2 small jobs should be done before August meeting.
- C. Storage Facility:** Discussed needs and forming an ad hoc committee to continue analysis for a solution to HOA/LCCA storage.
- D. County Streets:** We are monitoring new legislation regarding public streets in HOA's.

7. New Business:

- A. Monuments:** PWE provided a bid to add rock and reset river rock in monument areas. We are reviewing and seeking another bid.
- B. Stinknet:** This invasive species coming from Phoenix and is a fire problem. See stinknet.org for more information.
- C. Water Retention Pools:** This subject was brought up by GVC for support consideration.

8. Announcements:

- A.** The next LCCA Board Meeting will be on August 9, 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