

Las Campanas Community Association

Board Meeting Minutes

August 9, 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, Scott Chancellor, and Todd Kellstrom, establishing a quorum. Absent were Jeff Cameron and Vince Bralic. Also attending were Cadden Manager, Kristin Fleming 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 May 10, 2024,”*** was made, seconded, and unanimously approved.

3. **Manager’s Report:** Kristin Fleming:

- A. Reported on tasks completed and action items, and provided reports in the meeting packet for review. Completed site inspections along Desert Bell. Reviewed Minutes and Association documents. Held “Welcome Meeting” with some Board Members. Requested a check for 2nd quarter Solterra partial assessments.
- B. Organized and attended a meeting with The Villas and the manager of Sonata regarding the drainage way that needed clearing.

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

Funds in Operating Account: \$ 75,836.17
Funds in Reserve Accounts: \$ 25,246.00
Total Assets: \$ 101,082.17

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 8,741.19	\$ 9,766.00	\$ 1,024.81

5. **Committee Reports:**

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

- 1) **Points West:** Plants were replaced along Desert Bell and are doing well. PWE will provide water to new plants during regular service. Weeds were sprayed, but 2nd round of pre-emergent has apparently not been put down. Scott will check.
- 2) **Erosion Issues:** Valscape has completed all 3 projects and the work looks good.
- 3) **Desert Bell Trees:** There are 2 troubled trees at San Miguel entrance. Need advice from our tree maintenance people.
- 4) **Swanson Plumbing:** Repair of backflow preventor at Esperanza Monument completed.
- 5) **Desert Bell Lighting:** About 20 light bulbs have been changed out for lower light

emission (3W LED = 40 W equivalence). Plans are being evaluated for future replacement of the remaining lights (Bill Richards versus in-house volunteers). Workers Comp covers “appointed and elected Board and Committee members for light duties.”

- 6) **More Gravel:** Obtain a second bid for gravel addition at Esperanza and Desert Bell.
- 7) **Illegal Vendor Signage:** Vendor will be called to remove. If not removed, we will remove and deliver to Cadden.

6. Unfinished Business:

- A. **Erosion Issue behind Ventura:** Completed – job well done.
- B. **Lower Ventura and Sonoma erosion issues:** Completed – jobs well done.
- C. **Storage Facility:** Paul still working on plans for year-end solution.
- D. **County Streets:** We are monitoring new legislation regarding public streets in HOA’s. We will need action membership to avert problems. The issue should be part of the annual ballot package (need approval by 51% of those voting). Paul will work on a flyer that we can circulate to members a few times prior to the vote.

7. New Business:

None.

8. Announcements:

- A. The next LCCA Board Meeting will be on October 11, 2024, at 2 p.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 9:25 a.m.

Mike Banks, Secretary/Treasurer