

Las Campanas Community Association

Board Meeting Minutes

January 10, 2025

Time: 2:00 p.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 2:00 p.m. Other Board Members present were Scott Chancellor, Mike Banks, Vince Bralic, and Jeff Cameron, establishing a quorum. Absent were Paul Williamsen and Todd Kellstrom. Also attending were 11 homeowners, and Cadden Manager, Kristin Fleming.

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 November 8, 2024,”*** was made, seconded, and unanimously approved.

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

Contacted GVR and confirmed all scheduled 2025 meetings. Mailed hearing outcome notice. Checked on the CTA status and who filed. (All complete) Picked up Board Meeting signs from the median after the November Board meeting. Posted signs for Jan 2025 board meeting. Completed site inspections along Desert Bell. (No violations to report.) Saved financials, agendas, and minutes in historical files. Requested payment for the fourth quarter for homes sold in Solterra. Compiled the annual meeting packet and mailed to all associations. Started collecting annual meeting ballots. Delivered checks to Mike Banks for assessments paid.

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

Funds in Operating Account:	\$	39,487.23
Funds in Reserve Accounts:	\$	25,466.58
Total Assets:	\$	64,953.81

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 6,067.53	\$ 4,944.00	(\$ 1,147.43)

5. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) Lighting on Desert Bell – Effort by Scott and volunteers to swap out 40 Watt bulbs.

- 2) ValScape will begin work on approved gravel refresh next week.
- 3) Albertos Tree Service provided tree trimming on Desert Bell in December.
- 4) The Holiday Lights put up before Thanksgiving have been taken down.

A motion to ***“approve an application by a homeowner to remove growth invading her backyard up to 3 feet back,”*** was made, seconded and unanimously approved per LCCA Policy.

6. Unfinished Business:

- A. Storage Facility:** Paul awaiting Jeff’s return. An ad hoc committee may be needed to work on plans and funding.
- B. County Streets:** The issue is part of the annual ballot package (need approval by 51% of those voting).
- C. FinCen IDs:** All Board members have reported their ID’s to Kristin at Cadden.
- D. Guest Speaker at Annual Meeting:** No speaker will be invited.

7. New Business: None

8. Announcements:

The next LCCA Board Meeting will be the Annual Meeting on February 14th, 2025, at 2 p.m. in the GVR Las Campanas Social Center.

9. Non-Board Member Comments:

Some discussions regarding violations letters and handling by Cadden.

10. Adjourn: A motion to adjourn to Executive Session was made, seconded, and approved by all at 2:20 p.m.

Mike Banks, Secretary/Treasurer