

Las Campanas Community Association

Board Meeting Minutes

January 9, 2026

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, Paul Williamsen, Vince Bralic, and Todd Kellstrom, establishing a quorum. Jeff Cameron was absent. Also attending were 19 homeowners, and Cadden Manager, Roberta Armstrong.
- 2. Approve Agenda:** A motion to ***“approve the Agenda,”*** was made, seconded and unanimously approved.
- 3. Approve Board Meeting Minutes:** A motion to ***“approve the Minutes of the LCCA Board Meeting of November 14, 2025,”*** was made, seconded, and unanimously approved.
- 4. Manager’s Report:** Roberta Armstrong (for Kristin Fleming):
 - Picked up Board Meeting signs from the median after the August Board meeting.
 - Collected Self-nomination forms for the 2026 annual meeting.
 - Posted signs for the Jan 2026 board meeting.
 - Confirmed that the Annual meeting room was moved to the Cottonwood room for a larger space.
 - Arranged to have the backflows tested and sent the invoice to Mike Banks to be paid.
 - Contacted GVR for a larger room for the annual meeting in February.
 - Completed site inspections along Desert Bell. (No violations to report.)
 - Saved financials, agendas, and minutes in historical files as provided to me.
 - Reported Landscape ARC to Landscape Committee
 - Created the annual meeting packets to be mailed.
 - Reviewed the 4th quarter assessments for homes sold from the developer in Solterra.
- 5. Financial Report:** Mike Banks: As of December 31, 2025:

Funds in Operating Account:	\$	57,610.58
Funds in Reserve Accounts:	\$	26,004.19
Total Assets:	\$	83,614.77

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 10,136.80	\$ 5,026.00	\$ (5,110.80)

6. Committee Reports:

A. Landscape and Maintenance: Scott Chancellor

- 1) **Desert Bell Maintenance (Tree Trimming)** – Completed.
- 2) **Gravel Replacement** – In front of Ventura has been completed.

3) **Desert Bell Lighting** – Some lights are out. Our electrician has been contacted. Holiday Lights at monument were put up and taken down.

B. Nominations: Mike Banks – Chair

We have received four self-nomination forms for the four openings. The annual meeting notice and ballot will be mailed out soon.

7. Unfinished Business:

- Paul provided material regarding buffelgrass treatment and removal for interested members.

8. New Business:

- **Storage of lighting** – Scott to research local storage options. Looking for interested HOA's.

9. Announcements:

- The next LCCA Board Meeting will be our Annual Meeting on February 13th, 2026, at 2 p.m. in the GVR Las Campanas Social Center. LCCA property maps will be provided for review by all members.

10. Non-Board Member Comments:

- Lengthy discussion of problems associated with the lack of an HOA at Solterra.

11. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:52 p.m.

Mike Banks, Secretary/Treasurer