

Las Campanas Community Association

Board Meeting Minutes

October 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, Paul Williamsen, Vince Bralic, and Todd Kellstrom establishing a quorum. Jeff Cameron was absent. Also attending were 19 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 August 8, 2025,”* was made, seconded, and unanimously approved.

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

Picked up Board Meeting signs from the medians after the August Board meeting. • Posted signs for the October 2025 Board Meeting. • Completed site inspections along Desert Bell. (No violations to report.) • Saved financials, agendas, and minutes in historical files as they were provided to me. • Contacted GVR to request meeting room dates for Jan – Apr 2026 (second Friday of each month) • Reviewed Q3 home sales from Solterra – one home sale.

4. **Financial Report:** Mike Banks: As of September 30, 2025:

Funds in Operating Account:	\$ 76,572.00
Funds in Reserve Accounts:	\$ 25,804.09
Total Assets:	\$ 102,376.09

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 4,858.60	\$ 6,338.00	\$ 1,479.40

5. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) **Desert Bell Tree Trimming** – Pruned 4 trees on Desert Bell and some in common areas – about 6 more to be trimmed at about \$125 each. Some median plants will be replaced.
- 2) **Desert Bell Lighting** – Bill Richards completed inspection of all monument and medians. His services may be cut back to yearly. All HOA’s are requested to check the electricity at their monuments prior to December 1st. A message will be sent to all HOA Presidents.
- 3) **Gravel Replacement** – Points West will provide the gravel needed by Valscape. Work will start next week.

- 4) **Firewise Program** – The Landscape Committee recommends that efforts in this area be left up to individual HOA's. Paul provided sources for HOAs to consult – the material will be sent to all HOA Presidents.
- 5) **Approval of Pruning Application behind home site** – DMRs requesting approval to prune overgrown plants and trees should be forwarded to Kristin at Cadden.

6. Unfinished Business:

None

7. New Business:

- **Cadden Contract** – One HOA is leaving Cadden and another is discussing the possibility of leaving. Several issues were raised.
- **Sidewalk repair** – HOA's are requested to report sidewalk issues to the GVC. A message will be sent to all HOA Presidents.
- **Buffelgrass** – Methods to handle buffelgrass were discussed.
- **Holiday Lights** – Lighting at the Monument will be put up on 11/25/25 at 2:30.
- **Short-term Rentals** – Less than 30 days are not allowed per the LCCA CC&Rs.

8. Announcements:

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

9. Non-Board Member Comments:

- Lengthy discussion of buffer areas in LCCA. Todd volunteered to coordinate a meeting of all HOA Boards following the annual meeting on 2/13/26.
- No change in Annual Assessment for 2026 is anticipated.
- More discussion of unauthorized tree trimming/removal.

10. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:59 p.m.

Mike Banks, Secretary/Treasurer