

Las Campanas Community Association

Board Meeting Minutes

October 11, 2024

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 Mike Banks, Paul Williamsen, Vince Bralic, and Todd Kellstrom, establishing a quorum. Absent were Jeff Cameron and Scott Chancellor. Also attending were Cadden Manager, Kristin Fleming and 18 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 August 9, 2024,”* was made, seconded, and unanimously approved.

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

Contacted GVR to cancel September meeting • Mailed hearing notice, and tried to contact homeowner by email and phone. • Checked on the CTA status and who filed (will confirm that all Board Members have filed). • Picked up Landscape sign from the median after the August Board meeting. • Completed site inspections along Desert Bell. • Saved financials, agendas, and minutes in historical files • Requested a check for the third quarter for homes sold in Solterra. • Sent Mike a list of homes that sold for the year in Solterra. • Informed GV Rec center of 2025 Jan-April dates for meeting reservations.

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

Funds in Operating Account: \$ 59,114.15
Funds in Reserve Accounts: \$ 25,308.03
Total Assets: \$ 84,422.18

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 6,354.73	\$ 6,286.00	(\$ 68.73)

5. **Committee Reports:**

A. Landscape and Maintenance: Paul Williamson for Scott Chancellor

- 1) Three lights were repaired this week - they had been run over. Four plants will be replaced on Desert Bell (3 Perry Agaves and 1 Barrel Cactus).
- 2) Val Scape to give us a second bid on re-graveling the Esperanza entry monuments.
- 3) A bid was received with a price to replace the bulbs on Desert Bell (40 watt soft white for \$9.36. We have already changed about 40 bulbs on Desert Bell with a few volunteers, just under \$3 per bulb. Will probably continue with this effort.

- 4) Albertos Tree Service to give a price to do some Tree Trimming on Desert Bell before the end of the year.
- 5) The Holiday Lights will go up (weather permitting) on Tuesday before Thanksgiving (11/26/2024).

6. Unfinished Business:

- A. **Storage Facility:** Paul and Jeff still working on plans for year-end solution.
- B. **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 developed an excellent flyer that we can circulate to members via various means a few times prior to the vote.

7. New Business:

- A. The Board will consider having a guest speaker at the annual meeting.
- B. There was some discussion about possible Dark Skies legislation.

8. Announcements:

The next LCCA Board Meeting will be on November 8th, 2024, at 2 p.m. in the GVR Las Campanas Social Center.

9. Non-Board Member Comments:

Some discussions regarding plant growth along Desert Bell.

- 10. Adjourn:** A motion to adjourn to Executive Session was made, seconded, and approved by all at 2:34 p.m.

Mike Banks, Secretary/Treasurer