

Las Campanas Community Association

Board Meeting Minutes

November 14, 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, and Todd Kellstrom, establishing a quorum. Jeff Cameron and Vince Bralic were absent. Also attending were 12 homeowners, and Cadden Manager, Kristin Fleming.
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 October 10, 2025,”*** was made, seconded, and unanimously approved.
4. **Manager’s Report:** Kristin Fleming:

Picked up Board Meeting signs from the medians after the October Board meeting. • Posted signs for the November 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 a larger meeting room for the annual meeting in February • Saved self-nomination forms • Reported Landscape ARC to Landscape Committee.

5. **Financial Report:** Mike Banks: As of October 31, 2025:

Funds in Operating Account:	\$ 72,338.14
Funds in Reserve Accounts:	\$ 25,837.00
Total Assets:	\$ 98,175.14

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 3,774.39	\$ 8,578.00	\$ 4,803.61

2026 Budget: The Budget Committee prepared a balanced budget for 2026. The per house assessment stays at \$60. A motion to ***“accept the 2026 Budget”*** was made, seconded, and unanimously approved.

A question was raised regarding cost savings resulting from changing to lower wattage bulbs on Desert Bell. Analysis shows that a savings of nearly 13% in TEP charges is being realized.

6. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) **Desert Bell Maintenance (Tree Trimming)** – Pruned 5 trees and removed 1 tree on Desert Bell. Cost was about \$700.
- 2) **Gravel Replacement** – Stage 1 has been completed. Stage 2 will be done by late this month.
- 3) **Desert Bell Lighting** – No bulbs burned out. Holiday Lights at monument will be put up on 11/25/25 at 2:30.
- 4) **Firewise Program** – LCCA is not taking an active role in this effort.
- 5) **Capistrano Landscaping Questions** – LCCA plans to address their questions after the Annual Meeting in February.
- 6) **Approval of Pruning Application behind home site** – Four DMRs requesting approval to prune overgrown plants and trees were forwarded to Kristin at Cadden. Three were approved and one was rejected because it did not meet LCCA rules.

B. Nominations: Mike Banks – Chair

We have received two self-nomination forms and request more from the membership. The form is available on the website. Terms for 4 Board Members are expiring. Forms are due around mid-December.

7. Unfinished Business:

None

8. New Business:

- **December Meeting** – A motion to *“cancel the December 12, 2025 Board Meeting”* was made, seconded, and unanimously approved.

9. Announcements:

- The next LCCA Board Meeting will be on January 9th, 2026, at 2 p.m. in the GVR Las Campanas Social Center.

10. Non-Board Member Comments:

- None

11. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:32 p.m.

Mike Banks, Secretary/Treasurer