

Las Campanas Community Association

Board Meeting Minutes

November 8, 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 Scott Chancellor, Mike Banks, Paul Williamsen, Vince Bralic, and Todd Kellstrom, establishing a quorum. Absent was Jeff Cameron. Also attending were 16 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 October 11, 2024,”*** was made, seconded, and unanimously approved.

3. **Manager’s Report:** Kristin Fleming (typos corrected):

Contacted GVR to Schedule all 2025 meetings. • Mailed hearing outcome notice. • Checked on the CTA status and who filed (still need Scott, Vincent, and Todd ID numbers). • Picked up Board Meeting signs from the medians after the October Board meeting. • Completed site inspections along Desert Bell (no violations to report). • Saved financials, agendas, and minutes to historical files. • Delivered check for the third quarter for homes sold in Solterra. • Had new meeting time sign created and sent invoice to Mike Banks to be paid.

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

Funds in Operating Account: \$ 50,953.62
Funds in Reserve Accounts: \$ 25,315.93
Total Assets: \$ 76,269.55

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 7,492.74	\$ 7,756.00	(\$ 263.26)

2025 Budget: The Budget Committee prepared a balanced budget for 2025. A motion to ***“accept the 2025 Budget”*** was made, seconded, and unanimously approved.

5. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) Lighting on Desert Bell - A motion to ***“allow a volunteer committee to change out bulbs along the sidewalks, and have Bill Richards change out bulbs in the medians,”*** was made, seconded, and unanimously approved.

- 2) ValScape gave us a second bid on re-graveling the Esperanza entry monuments. A motion to ***"approve the Valscape bid of \$5,330,"*** was made, seconded, and unanimously approved.
- 3) A discussion of dying trees on Desert Bell ended without a motion.
- 4) Albertos Tree Service will provide a bid to do some tree trimming on Desert Bell before the end of the year. We have \$1,900 remaining in the budget for this work.
- 5) The Holiday Lights will go up (weather permitting) on Tuesday before Thanksgiving (11/26/2024).
- 6) Adding some plants at the Esperanza monuments was discussed. Points West to be contacted.

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:** Paul posed our questions regarding sub-tracts to GVC, which is expected to provide a legal opinion. We have not yet contacted Mike Shupe for concurrence regarding this issue. We are monitoring new legislation regarding public streets in HOA's. We will need membership action to avert serious problems. The issue will be part of the annual ballot package (need approval by 51% of those voting). Paul developed an excellent flyer that will be circulated to members via various means a few times prior to February.
- C. FinCen IDs:** Scott, Vince and Todd need to report their ID's to Kristin at Cadden.
- D. Guest Speaker at Annual Meeting:** Paul will provide a synopsis of topics for the Board to consider at the next Board Meeting.

7. New Business:

- A.** Three self-nominations have been received for two-year Board membership beginning in February 2025. More self-nominations were solicited via an eblast to the membership.
- B.** A motion to ***"cancel the December 13, 2024 Board Meeting,"*** was made, seconded, and unanimously approved.
- C.** A discussion of the problem of residents feeding pigeons ensued. Paul will provide a flyer that we will send to all residents reminding them that State Law prohibits attracting and feeding wild animals. The law carries a possible \$300 fine.

8. Announcements:

The next LCCA Board Meeting will be on January 10th, 2025, at 2 p.m. in the GVR Las Campanas Social Center.

9. Non-Board Member Comments:

Some discussions regarding construction of 441 planned new homes to the South of Green Valley. The GVC Committee has not approved the plans.

- 10. Adjourn:** A motion to adjourn to Executive Session was made, seconded, and approved by all at 2:56 p.m.

Mike Banks, Secretary/Treasurer