

Las Campanas Community Association

Board Meeting Minutes

March 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, Vince Bralic, and Jeff Cameron, establishing a quorum. Absent was and Todd Kellstrom. Also attending were 11 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 January 10, 2025,”* was made, seconded, and unanimously approved.

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

Contacted GVR and confirmed April- June scheduled meetings. Collected ballots. Held Annual Meeting. Picked up Board Meeting signs from the median after the Feb annual meeting. Posted signs for March 2025 board meeting. Completed site inspections along Desert Bell (No violations to report). Saved financials, agendas, and minutes in historical files. Requested payment for the fourth quarter for homes sold in Solterra. Delivered checks to Mike Banks for all assessments for other Cadden-managed communities. Sent link for new Sandwich Board to be ordered because one was stolen. Contacted Association attorney for the cost of recording passed parking vote.

4. **Financial Report:** Mike Banks: As of February 28, 2025:

Funds in Operating Account:	\$	118,319.20
Funds in Reserve Accounts:	\$	25,518.24
Total Assets:	\$	143,837.44

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 4,167.04	\$ 6,026.00	\$ 1,858.96

5. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) **Lighting on Desert Bell** – Effort by Scott and volunteers to swap out 40 Watt bulbs beginning at 9AM on 3/24. He has purchased about 200 new bulbs. Some light bulbs may be removed in very bright areas.

- 2) **Committee Meeting** – there will be a meeting prior to next Board meeting to discuss direction and new projects. Suggestions are welcome and Scott will provide date, time and location of the next meeting and future meetings.
- 3) **Firewise Program** – the program will be evaluated for LCCA certification leading to possibly lower insurance rates. Registration information for the upcoming seminar is available on the LCCA web page.
- 4) **Palm Trees** – the 3 palm trees at the Esperanza entrance may need trimming.

6. Unfinished Business:

- A. **Storage Facility:** Removed from the Agenda.
- B. **County Streets Control** - This issue was approved by the membership and needs to be recorded. A motion to ***“approve the \$300, plus expenses charge by Mike Shupe to record the decision,”*** was made, seconded and unanimously approved.
- C. **FinCen IDs:** All Board members have reported their ID’s to Kristin at Cadden. No enforcement will be made by the IRS at this time.

7. New Business:

- A. **DMR** – A copy of the LCCA DMR form was added to the LCCA web page. Completed forms should be submitted to Kristin Fleming at Cadden.
- B. **Trimming Growth** - A motion to ***“approve an application by a homeowner to remove growth invading their backyard up to 3 feet back,”*** was made, seconded and unanimously approved per LCCA Policy.
- C. **Organizational Meeting** – results of open organizational meeting on 2/14/25 were covered: President: Katy Banks, Vice President: Scott Chancellor, Secretary/Treasurer: Mike Banks
Committee chairs: Landscape - Scott Chancellor, Design Review – Katy Banks
- D. **Pending Legislation** – several Bills are being considered by the AZ Legislature that will affect an HOA’s ability to do business. Bill numbers are 2865, 2866 and 2442. Stay tuned.
- E. **Future Meetings** – At 2 PM on April 11, May 9 and June 13.

8. Announcements:

The next LCCA Board Meeting will be on April 11th, 2025, at 2 p.m. in the GVR Las Campanas Social Center.

9. Non-Board Member Comments:

Some discussion regarding trimming of plants along Desert Bell.

10. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:36 p.m.

Mike Banks, Secretary/Treasurer