

Las Campanas Community Association

Board Meeting Minutes

March 13, 2026

Time: 2:00 p.m.

Place: GVR Las Campanas Social Center

1. **Call to order, Roll Call, Establish Quorum (4), Introductions:** President Scott Chancellor called the Meeting to order at 2:00 p.m. Other Board Members present were Mike Banks, Katy Banks, and Vince Bralic, establishing a quorum. Jeff Cameron, Paul Williamsen, and Todd Kellstrom were absent. Also attending was 1 homeowner, 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 January 9, 2026,”*** was made, seconded, and unanimously approved.
4. **Approve Organizational Meeting Minutes:** A motion to ***“approve the Minutes of the LCCA Board Meeting of February 13, 2026,”*** was made, seconded, and unanimously approved.
5. **Manager’s Report:** Kristin Fleming:
 - Picked up Board Meeting signs from the median after the Feb Annual meeting. • Posted signs for the Annual meeting and March 2026 board meeting. • Collected and counted all ballots. • Contacted Backflow company to track down and uncashed payment. • Had Mid-month adjusted be given a courtesy credit for annual meeting mailing • Obtained a reimbursement check for stop payment fee.
 - Communicated about the insurance payments. • Conducted the Annual Meeting.
 - Called homeowner in the Villages to see if they would like to file a formal complaint form regarding a tree in common area that was removed. • Completed site inspections along Desert Bell. (No violations to report.) • Saved financials, agendas, and minutes in historical files as provided to me. • Sent emails requesting agenda items and requested meeting agenda be sent to sub associations within Las Campanas.
6. **Financial Report:** Mike Banks: As of February 28, 2026:

Funds in Operating Account:	\$	144,388.56
Funds in Reserve Accounts:	\$	26,072.81
Total Assets:	\$	170,461.37

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ (4,074.99)	\$ (7,623.00)	\$ 3,548.01

7. Committee Reports:

A. Landscape and Maintenance: Scott Chancellor

- 1) **Lights on Desert Bell**- Some of the wiring to the lights may need to be looked at for future replacement. There is also a breaker on East Desert Bell and Esparanza that needs to be evaluated by an electrician to see if it needs to be replaced.
- 2) **Desert Bell Maintenance (Tree Trimming)** – Completed.
- 3) **Desert Bell Plants**- There are a few dead Agave and Barrel cacti that need to be possibly replaced.

Unfinished Business:

- No unfinished business was discussed.

8. New Business:

- **Removal of Bush on Desert Bell view Obstruction**- The bush will be removed today.

9. Announcements:

- The next LCCA Board Meeting will be on April 10th, 2026, at 2 p.m. in the GVR Las Campanas Social Center.

10. Non-Board Member Comments:

- No comments were made.

11. Adjourn:

A motion to adjourn was made, seconded, and approved by all at 2:15 p.m.

Kristin Flmeing, Association Manager