

Las Campanas Community Association

Board Meeting Minutes

April 11, 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 Todd Kellstrom, establishing a quorum. Jeff Cameron was absent. 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 March 14, 2025,”* was made, seconded, and unanimously approved.

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

Picked up Board Meeting signs from the medians after the March annual meeting. Posted signs for April 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 first quarter for homes sold in Solterra. Requested and followed up on fine amount being paid and amount was adjusted. Contacted Association attorney for the cost of recording passed County streets parking vote. Scanned all votes and required documents and sent them to Mike Shupe. Followed up four times for an update on the status.

4. **Financial Report:** Mike Banks: As of March 31, 2025:

Funds in Operating Account:	\$	103,415.44
Funds in Reserve Accounts:	\$	25,541.69
Total Assets:	\$	128,957.13

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 14,880.31	\$ 24,338.00	\$ (9,457.69)

5. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) **Tree Maintenance** – Working to save trees with problems, such as sweet acacias.
- 2) **Palm Trees at Entry** – 3 tall trees trimmed by Ventura West. A motion to *“approve reimbursement of Ventura West for \$125,”* was made, seconded and unanimously approved. Future trimming of trees needs to be approved by the LCCA Board, prior to work being done. The Landscape Committee rejected the suggestion to replace the 14

small palm trees on the Median at Esperanza. Paul will research alternatives with Pima County.

- 3) **Plant Replacement** – Some plants may have been stolen – Points West will be replaced with 5-gallon plants.
- 4) **Lighting Along Desert Bell** – Replaced roughly 140 bulbs recently – the rest of the bulbs will be replaced soon. Scott to coordinate with Bill Richards Electric in the future. We may not need monthly inspections. Scott thanked volunteers.
- 5) **Gravel Replacement** – Bid has been received to add gravel on Desert Bell. Will be addressed in the future.
- 6) **Firewise Program** – Paul is keeping us up to date on this possible effort.
- 7) **Upcoming Goals** – Brick work near monuments.
- 8) **Brush/Tree Removal** – Blanket approval of brush/tree removal up to 3 feet from property line may be considered for individual HOA's.

6. Unfinished Business:

- A. **FinCen IDs:** All Board members have reported their ID's to Kristin at Cadden. LCCA continues to be in compliance with changing requirements.

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 applications by two homeowners to remove growth invading their backyard up to 3 feet back,”*** was made, seconded and unanimously approved per LCCA Policy.
- C. **Future Meetings** – A motion to ***“approve skipping Summer Board Meetings in June, July and September,”*** was made, seconded and unanimously approved.

8. Announcements:

The next LCCA Board Meeting will be on May 9th, 2025, at 2 p.m. in the GVR Las Campanas Social Center.

9. Non-Board Member Comments:

One member requested a copy of the 2023 Reserve Study. A copy will be emailed to her.

10. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:35 p.m.

Mike Banks, Secretary/Treasurer