

Las Campanas Community Association

Board Meeting Minutes

April 10, 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, and Paul Williamsen, establishing a quorum. Jeff Cameron and Todd Kellstrom were absent. Also attending were 10 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 March 13, 2026,”*** was made, seconded, and unanimously approved.
4. **Manager’s Report:** Kristin Fleming:
 - Picked up Board Meeting signs from the median after the March Board meeting. • Posted signs for the April 2026 board meeting. • Communicated about the insurance payment. • Filled out summer meeting dates for GVC. • Submitted check request for homes sold in Solterra. • Called homeowner again 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.
5. **Financial Report:** Mike Banks: As of March 31, 2026:

Funds in Operating Account:	\$	134,282.98
Funds in Reserve Accounts:	\$	26,103.97
Total Assets:	\$	160,386.95

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ (3,933.58)	\$ (25,977.00)	\$ 22,043.42

6. Committee Reports:

A. Landscape and Maintenance: Scott Chancellor

- 1) **Lights on Desert Bell-** All lights have been working fine. Scott still has light bulbs to give away; they may also be donated.
- 2) **Desert Bell Plants-** 18-20 plants are missing and will need to be replaced. This will cost around a couple of thousand dollars, which is within the budget. Points West will be checking all timers for the summer irrigation schedule.

7. Unfinished Business:

a.) Removal of Bush on Desert Bell view Obstruction- It was reported that this was completed last month, however the bush was not removed. It will be completed in the next upcoming days.

8. New Business:

a.) Block J Sold Parcel 2 (\$550,000) – Scott reported that it shows on the MLS website that this parcel has sold. A land planner also reached out to Cadden. This will be monitored. Before anything can be built, a DRC will need to be submitted to the LCCA DRC for review and approval.

b.) Summer Schedule- Skip June, July, and September Board Meetings

Approve the summer schedule: A motion to “*approve skipping June, July, and September*” was made, seconded, and unanimously approved.

9. Announcements:

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

10. Non-Board Member Comments:

- A homeowner stated Capistrano may be interested in splitting the storage unit.
- A homeowner brought to the Board’s attention about a underlay piece of cloth that is an eye soar.

11. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:24 p.m.

Kristin Fleming, Association Manager