

Las Campanas Community Association

Board Meeting Minutes

May 9, 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 10 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 April 11, 2025,”* was made, seconded, and unanimously approved.

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

Picked up Board Meeting signs from the medians after the April Board meeting. • Posted signs for May 2025 board meeting. • Completed site inspections along Desert Bell. (No violations to report.) • Saved financials, agendas, and minutes in historical files. • Contacted Association attorney for the cost of recording passed parking vote. Started to scan all envelopes that are now being requested by Mike Shupe. • Added documents to Vantaca, for LCCA, for documentation purposes.

4. **Financial Report:** Mike Banks: As of April 30, 2025:

Funds in Operating Account:	\$ 99,709.45
Funds in Reserve Accounts:	\$ 25,567.65
Total Assets:	\$ 125,277.10

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 5,556.60	\$ 5,461.00	\$ (95.60)

5. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) **Plant Replacement on Desert Bell** – Several plants will be replaced when monsoon starts by Points West at LCCA expense.
- 2) **Lighting Along Desert Bell** – Replaced every light along Desert Bell with soft light bulbs using 6-7 watts of energy. We expect cost savings over the previous bulbs. Scott will call Bill Richards Electric to see if he will switch to quarterly inspections, while being on call for

emergencies. Ant damage will be the next issue. Scott will bring suggestions to the next Board meeting.

- 3) **Gravel Replacement** – Bid has been received to add gravel on Desert Bell. Will be addressed in the future. A motion to ***“approve the Valscape Bid for \$5,510, subject to correction,”*** was made, seconded and unanimously approved.
- 4) **Maintenance** – Irrigation checkups have been made prior to monsoon season.
- 5) **Firewise Program** - Paul contacted CERT for more information. An assessment may be requested by LCCA for the entire LCCA community. An Action Plan would then be prepared. Volunteers would be needed for an ad hoc committee. CERT is available for a presentation at a Board Meeting. GVC may provide funds to assist and coordinate this effort. Scott will contact Declarant to see if they are/would be involved. GVC has more information available on this subject.

6. Unfinished Business:

None

7. New Business:

None

8. Announcements:

- Kim Vincent has agreed to join the Design Review Committee to replace Linda Chadsey.
- The next LCCA Board Meeting will be on August 8th, 2025, at 2 p.m. in the GVR Las Campanas Social Center.

9. Non-Board Member Comments:

- A lengthy discussion occurred regarding recurring unapproved vegetation removal by a homeowner. Scott will obtain a bid from Valscape or Monstroso to clean up the area and assess damage. Cadden will attempt to contact the homeowner and review the correspondence. This will be addressed in a future Executive Board meeting.
- Pima County Flood Control told an LCCA HOA President that certain vegetation up to 30 feet from a house may be removed with LCCA approval. The removed vegetation should be chipped and the chips spread in the same area. Maps were prepared to show exact areas for action and measurement. More maps will be provided at the next meeting.

10. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:59 p.m.

Mike Banks, Secretary/Treasurer