

Las Campanas Community Association

Board Meeting Minutes

May 8, 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, Roberta Armstrong.
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 April 10, 2026,”*** was made, seconded, and unanimously approved.
4. **Manager’s Report:** Roberta Armstrong on behalf of Kristin Fleming:
 - Picked up Board Meeting signs from the median after the April Board meeting.
 - Posted signs for the May 2026 board meeting.
 - 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.
 - Delivered check for homes sold in Solterra for first quarter.
 - Sent emails requesting agenda items and requested meeting agenda be sent to sub associations within Las Campanas.
 - Provided information regarding executive meeting legal updates.

Agenda Approver: A motion to ***“have the President approve the agenda”*** was made, seconded, and unanimously approved.

5. **Financial Report:** Mike Banks: As of April 30, 2026:

Funds in Operating Account:	\$	124,659.13
Funds in Reserve Accounts:	\$	26,138.50
Total Assets:	\$	150,797.63

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 9,498.09	\$ 5,435.00	\$ (4,063.09)

6. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) **Landscaping Mesh Desert Bell-** Replacement is being reviewed at Solano.

- 2) **Desert Bell Plants**- 18-20 replacement is still being reviewed. Cost to be approximately \$2,000.00

7. Unfinished Business:

a.) N/A

8. New Business:

- a.) **Water Representative** – Water representative Arturo from Community Water is available for speaking at the next annual meeting regarding the current water status.

9. Announcements:

- The next LCCA Board Meeting will be on August 14th, 2026, at 2 p.m. in the GVR Las Campanas Social Center.

10. Non-Board Member Comments:

- A homeowner asked about the status of the property for sale and its intention. This is expected to be used for an assisted living property.

11. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:25 p.m.

Roberta Armstrong, Association Manager