

Las Campanas Community Association

Board Meeting Minutes

August 8, 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, and Vince Bralic, establishing a quorum. Jeff Cameron and Todd Kellstrom were absent. Also attending were 13 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 May 9, 2025,”* was made, seconded, and unanimously approved.

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

Picked up Board Meeting signs from the median after the May Board meeting. • Posted signs for the August 2025 board meeting. • Completed site inspections along Desert Bell. (No violations to report.) • Saved financials, agendas, and minutes in historical files as they were provided to me. • Finalized the parking vote and had it recorded. • Communicated with GVR to reserve all fall meetings dates. • Reviewed home sales for the second quarter to provide payment to Las Campanas- no sales.

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

Funds in Operating Account:	\$ 84,642.45
Funds in Reserve Accounts:	\$ 25,744.24
Total Assets:	\$ 110,386.69

Month Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Expense	\$ 4,596.60	\$ 9,838.00	\$ 5,241.65

5. **Committee Reports:**

A. Landscape and Maintenance: Scott Chancellor

- 1) **Desert Bell Maintenance/Plant Replacement on Desert Bell** – Several plants will be replaced, when monsoon starts, by Points West at LCCA expense.
- 2) **Desert Bell Lighting** – The replacement of all bulbs seems to have been a success. Bill Richards has been set for quarterly inspections. Ant damage may be the next issue after any heavy rains. We will watch for photo cell failures and wiring issues.

- 3) **Approved Bid for Gravel Replacement** – Valscape is working on proper color matching for new gravel. Work is expected to be completed this month.
- 4) **Firewise Program** – The Landscape Committee recommends that efforts in this area be left up to individual HOA's.
- 5) **Approval of Pruning Application behind home site** – DMR requesting approval of fallen tree branch leaning on retaining wall was approved unanimously.

6. Unfinished Business:

- Paul provided and discussed an excellent resource document from Pima County Flood Control entitled, "Guidelines for the Maintenance of Regulated Riparian Habitat."
- A copy of the recorded document, "Regulation of Public Roadways" was added to the LCCA website under Governing Documents.

7. New Business:

- A motion was made to send a letter to a homeowner in Sonoma requesting cleanup of cut trees behind their property. The motion was seconded and unanimously approved.
- New trees will be added on Desert Bell and river rock will be added to medians.

8. Announcements:

- The next LCCA Board Meeting will be on October 10th, 2025, at 2 p.m. in the GVR Las Campanas Social Center.

9. Non-Board Member Comments:

- Lengthy discussion of tree trimming and bush removal in common riparian areas.

10. Adjourn: A motion to adjourn was made, seconded, and approved by all at 2:39 p.m.

Mike Banks, Secretary/Treasurer