

Las Campanas Community Association

Board Meeting Minutes

January 12, 2024

Time: 9:00 a.m.

Place: GVR Las Campanas Social Center

- 1. Call to order, Roll Call, Establish Quorum:** President Katy Banks called the Meeting to order at 9:00 a.m. Other Board Members present were Mike Banks, Paul Williamsen, Vince Bralic, and Scott Chancellor, establishing a quorum. Absent were Jeff Cameron and Barb Wuehrmann. Also attending were Cadden Manager, Lori Wuollet and 11 homeowners.

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 on November 10, 2023,”* was made, seconded, and unanimously approved.

- 3. Manager’s Report:** Lori Wuollet:

- A.** Reported on tasks completed and action items, and provided reports in the meeting packet for review. In his yearly check of the monuments and Desert Bell, Bill Richards Electric reported that 77 lights remain to be replaced. He also replaced many lights, bulbs, a GFCI and photo cells. Cadden office closures for the near term were given: 01/15 and 02/23.

- 4. Financial Report:** Mike Banks: As of December 31, 2023:

Funds in Operating Account: \$ 36,078.77
Funds in Reserve Accounts: \$ 24,906.29
Total Assets: \$ 60,985.06

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 6.56	\$ 20.00	\$ (13.44)
Expense	\$ 8,050.93	\$ 5,790.00	\$ 2,260.93

- 5. Committee Reports:**

- A. Landscape and Maintenance:** Scott Chancellor

- 1) Erosion Issue behind Ventura:** Valscape bid was approved in November. Work is expected to begin in January.
- 2) New Future Projects:** Some plants and gravel are planned to be replaced by PWE.
- 3) Small palm trees at Esperanza entrance:** Scott will raise this issue at the next meeting of the Landscape Committee and report results at next Board Meeting.

- B. Nominating Committee:** Mike Banks

Terms for Katy, Scott, Paul and Barb expire next February. A record six self-nomination forms were received from five separate HOA’s.

6. Unfinished Business:

- A. Annual Meeting Content:** With unanimous Board approval, Paul has arranged for a speaker from Community Water Services to speak on several important issues for homeowners at the Annual Meeting in February.
- B. Pima County Lighting Code:** A forum at 10 a.m. on January 25th will be held in the Canoa Hills Center on the subject of Dark Skies and Pima County Lighting Codes.
- C. County Streets:** We are working to confirm our tax status as a 501 (c)(4) to avoid new legislation effective on 12/31/25.

7. New Business:

- A. Cadden Contract:** Cadden submitted a new contract to LCCA to replace the previous contract from 2014. Jeff Cameron provided an excellent analysis of the contract, with suggested changes. His suggestions were incorporated into the proposed LCCA contract, which was transmitted to Cadden for approval.
- B. Common Storage Shed at LCV:** An unauthorized shed was partially constructed near the entrance at Las Campanas Village. After being told to desist construction, the shed was constructed elsewhere in LCV. Paul will research the legality of such a structure.

8. Announcements:

- A.** The next LCCA Board Meeting is the Annual Meeting on February 9, 2024, at 9 a.m. in the GVR Las Campanas Social Center.

9. Board Member Comment:

- A.** Paul reported that funding for Dial-A-Ride and other Green Valley services may disappear from Pima County Regional Transportation Authority budget.

10. Adjourn: A motion to adjourn was made, seconded, and approved by all at 9:34 a.m.

Mike Banks, Secretary/Treasurer