



Las Campanas
Community
Association
(LCCA)

Minutes of the Board of Directors Meeting
October 13, 2023
www.lascampanas.info

Date: October 13, 2023
Time: 9:00 a.m.
Place: GVR East Center Lounge

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, and Vince Bralic, establishing a quorum. Absent were Scott Chancellor, Jeff Cameron and Barb Wuehrmann. Also attending were Cadden Manager, Lori Wuollet and 7 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 August 11, 2023,*” was made, seconded, and unanimously approved.

3. Approve Executive Board Meeting Minutes: A motion to “*approve the minutes of the LCCA Executive Board Meeting on August 11, 2023,*” was made, seconded, and unanimously approved.

4. Manager’s Report: Lori Wuollet:

A. Reported on tasks completed and action items, and provided reports in the meeting packet for review. Bill Richards Electric reported that 87 lights remain to be replaced. Cadden office closures for the remainder of the year were also given: 11/10, 11/23 and 11/24. Lori volunteered to attend the 11/10/23 Board Meeting.

5. Financial Report: Mike Banks: As of September 30, 2023:

Funds in Operating Account:	\$ 51,140.55
Funds in Reserve Accounts:	\$ 24,754.18
Total Assets:	\$ 75,894.73

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 8.80	\$ 50.00	\$ (41.20)
Expense	\$ 6,728.65	\$ 6,690.00	\$ 38.65

6. Committee Reports:

A. **Landscape and Maintenance:** Scott Chancellor (via email):

1) Repaint Monuments: Work has been completed. Metal “bell” in SW monument needs attention. Scott will follow up with TR Iron Works.

2) Erosion Issues: Work on Union Bell has been completed. Residents seem to be pleased with the work.

3) Median Project: Work has been completed for this year. Some additional work will be planned for next year. Some plants and gravel will be replaced by PWE.

4) **Trees:** Many are needing attention and shaping. Scott will contact local tree trimming company for a bid. \$1900 is available in the budget.

5) **Sonata Landscaping:** Grounds outside of Sonata need attention. Paul has requested action by the Landscape Committee and will follow up.

B. Nominating Committee: Terms for Katy, Scott, Paul and Barb expire next February. Mike volunteered to chair the Committee for this year. A motion to “**approve Mike Banks as Chair of the Nominating Committee,**” was made, seconded, and unanimously approved.”

C. Social Committee: Paul Williamsen:

1) No one volunteered to be the coordinator of the Social Committee, so it has gone inactive.

2) The planned Bingo Social for 10/15/23 was cancelled.

7. New Business:

A. Common Area tree and plant growth: A homeowner spoke and brought photos of overgrown trees and plants behind her property in San Miguel. Paul will ensure that Scott convenes a Landscape Committee meeting as soon as possible to address this issue.

B. Budget Items for 2024: The Budget Committee needs input for proposed major projects in 2024 by Friday, October 20th. Examples would be enhancement of medians, and gravel addition to medians and roadsides.

C. Landscape Maintenance Services contract:

1) Following discussion, a motion to “**accept and approve the proposal presented by Points West Environmental for a new 3-year contract, Option 1, and remove Horn Pest Management**” was made, seconded, and unanimously approved.”

2) The one-year contract with Horn Pest Management will be allowed to expire and be cancelled effective 12/31/23.

8. Announcements:

A. The next LCCA Board Meeting is on Friday, November 10, at 9 a.m. in the GVR East Center Lounge.

9. Non-Board Member Comments:

A. Some members asked about the relationship between LCCA and Las Campanas HOA's.

10. Adjourn: A motion to adjourn to Executive Session was made, seconded, and approved by all at 10:01 a.m.

Mike Banks, Secretary/Treasurer