



Las Campanas
Community
Association
(LCCA)

Minutes of the Board of Directors Meeting
November 10, 2023
www.lascampanas.info

Date: November 10, 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, 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 October 13, 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. Bill Richards Electric reported that 83 lights remain to be replaced. Cadden office closures for the remainder of the year were also given: 11/23 and 11/24, and 12/25. Thank you to Lori for attending this Meeting on her day off.
- B. A motion to “*approve an update to the sandwich signs by Action Print,*” was made, seconded, and unanimously approved.

4. Financial Report: Mike Banks: As of October 31, 2023:

Funds in Operating Account:	\$ 46,337.81
Funds in Reserve Accounts:	\$ 24,787.76
Total Assets:	\$ 71,125.57

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 8.28	\$ 40.00	\$ (31.72)
Expense	\$ 4,811.02	\$ 6,691.00	\$(1,479.98)

5. Committee Reports:

A. Landscape and Maintenance: Scott Chancellor:

- 1) **Erosion Issues:** A motion to “*approve the bid by Valscape for \$5,400 to repair erosion problem at south water basin,*” was made, seconded, and unanimously approved.
- 2) **Common area tree and plant growth:** A motion to “*approve the First Amendment to the Rules and Regulations Concerning Architecture and Landscaping*” was made, seconded, and unanimously approved.
- 3) **(Re) Rock Project on the monuments:** Estimates will be obtained in the future for refreshing current gravel and adding new gravel to the Monuments.

- 4) **New Future Project:** Landscape Committee will evaluate enhancement of vegetation along Desert Bell to equalize appearance on a case-by-case basis.
- 5) **Trees along Desert Bell:** Many are needing attention and shaping. Scott will contact Alberto Tree Trimming for a bid. \$1900 is still available in the budget, and Scott will authorize if within Budget.
- 6) **Small Palm Trees at Esperanza Entrance:** Landscape Committee will evaluate enhancement of the area by plant replacement or substitution with other vegetation.

B. Nominating Committee: Terms for Katy, Scott, Paul and Barb expire next February. An email broadcast was sent out and two applicants volunteered. More appeals to the LCCA membership are planned.

6. New Business:

- A. **2024 Budget 2024:** The Budget Committee prepared a balanced budget for 2024. A motion to *“accept the 2024 Budget”* was made, seconded, and unanimously approved.
- B. **Landscape Maintenance Services contract:** A discussion of the source of water for weed control spraying and possible charges was held. Mike will follow up with PWE.
- C. **Website “What’s Happening?” Page:** New page on website for all LCCA residents calling attention to local events was discussed. It is easily accessed via a new button on the Home Page. Input was solicited from everyone.
- D. **Annual Meeting:** Katy asked Board members to think about the content of the upcoming Annual Meeting (e.g., do we want a speaker?).
- E. **County Streets:** A possible change to street parking within LCCA would be caused by AZ HB2298. Since we have until 6/30/25 to address the issue, we will wait to see if it is cancelled by the legislature.

7. Announcements:

- A. The next **LCCA Board Meeting** is on Friday, January 12, at 1 p.m. in the GVR Las Campanas Center (subject to change).
- B. **Holiday decorating** of the Esperanza monument will be Tuesday, November 21st at 2:30. Your help is appreciated.

8. Non-Board Member Comments:

- A. A question was raised regarding lights and lighting within LCCA. Paul will provide the information when the county finalizes the revision to Pima Lighting Code

9. Adjourn: A motion to adjourn was made, seconded, and approved by all at 10:00 a.m.

Mike Banks, Secretary/Treasurer