



Las Campanas  
Community  
Association  
(LCCA)

Minutes of the Board of Directors Meeting

April 14, 2023

[www.lascampanas.info](http://www.lascampanas.info)

Date: April 14, 2023  
Time: 1:00 PM  
Place: Las Campanas GVR

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

**Approve Agenda:** A motion to modify the Agenda was made, seconded and unanimously approved to add an Executive Session following the Meeting.

**2. Approve March Meeting Minutes:** A motion to “*approve the minutes of the LCCA Board Meeting on March 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.

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

Funds in Operating Account:	\$ 89,202.48
Funds in Reserve Accounts:	\$ <u>24,669.70</u>
Total Assets:	\$ 113,872.18

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 1,116.31	\$ 120.00	\$ 966.31
Expense	\$ 13,352.78	\$ 13,000.00	\$ 352.78

Mike reported that Bill Richards Electric determined we have 242 lights on Desert Bell, and we have replaced 125 of them. That leaves a balance of 117 lights to be replaced. The anticipated completion date is the end of 2024.

**5. Committee Reports:**  
A. **Landscape and Maintenance:** Scott Chancellor:  
1) **Median Project:** Three medians remain to be upgraded by Points West, who has provided a proposal. The Landscape Committee will review and recommend by June.  
2) **Repaint Monuments:** Seeking bids for repaint and re-stucco of all three monuments. Some iron work may also be needed at Esperanza. The Landscape Committee will review and recommend by June.  
3) **Erosion Issues:** Scott looking for a volunteer to handle erosion issues.  
4) **Buffelgrass:** LCCA received a complaint from Pima County, but no buffelgrass was detected at reported location.

**5) Weeds:** The vendor hired to handle our weed problem on Desert Bell apologized for errors in spraying for weeds. The vendor is working with Scott to fix the problems.

**B. Social Committee:** Paul Williamsen

- 1) Paul presented a recap of the St Patrick's Social Dinner. Total expenses charged to LCCA were \$2,840.88.
- 2) The next Bingo-type Social Event is contemplated for September or October, subject to Board approval.
- 3) As approved in the March Board Meeting, ***"the Social Committee will pay for its own consumables in future events, and LCCA will pay for other costs such as promotions."***

**6. Old Business:**

**A. Reserve Study:** The ad hoc Reserve Study Committee received proposals from two companies: Advanced Research Solutions (ARS) and Reserve Data Analysis (RDA). Mike recapped the two proposals as evaluated by the Committee. A motion was made ***"to accept the ARS - Option 1 proposal for \$950."*** The motion was seconded and unanimously approved. Additionally, drainage issues within LCCA were briefly discussed and will be addressed in the study by ARS and LCCA.

**7. New Business:** None

**8. Announcements:**

**A. The next LCCA Board Meeting is** on Friday, June 9, 2023, at 1 p.m.

**9. Non-Board Member Comments:**

- A.** Buffelgrass in the Esperanza property may need mitigation in the future.
- B.** Sulfate plumes are being handled by the Mines.
- C.** Maintenance of the Esperanza property may be required in the future.
- D.** Many complaints and concerns were expressed by property owners in the Solterra tract.

**10. Adjourn:** A motion to adjourn was made, seconded, and approved by all at 1:46 p.m.

Mike Banks, Secretary/Treasurer