



**Las Campanas
Community
Association
(LCCA)**

**Minutes of the Board of Directors Meeting
June 9, 2023
www.lascampanas.info**

Date: June 9, 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 Barb Wuehrmann, establishing a quorum. Absent was Jeff Cameron. Also attending were Cadden Manager, Lori Wuollet and 9 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 April Meeting Minutes: A motion to “*approve the minutes of the LCCA Board Meeting on April 14, 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 May 31, 2023:

Funds in Operating Account: \$ 80,123.70
Funds in Reserve Accounts: \$ 24,676.62
Total Assets: \$ 104,800.32

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 14.00	\$ 100.00	\$ (86.00)
Expense	\$ 4227.87	\$ 11,716.00	\$ (7,448.13)

Mike reported that Cadden has extended a \$480 credit to LCCA as a refund of excess Annual Meeting charges assessed by outside printer. A check in the amount of \$478 was received, representing prorated Assessment checks from 16 new Solterra buyers dating back to July 2022.

5. Committee Reports:
A. **Landscape and Maintenance:** Scott Chancellor:
1) **Median Project:** A motion to “*approve the bid by Points West for the planned upgrade of three medians for \$7,850*” was made, seconded and approved.
2) **Repaint Monuments:** Two bids to repaint and repair stucco on all three monuments have been received. The Landscape Committee is seeking another bid, and will recommend a vendor by the next Board Meeting.

- 3) **Erosion Issues:** A lengthy discussion was held regarding erosion mitigation in Capistrano. Scott will obtain bids for riprap mitigation in Capistrano. Board approval will be via email. The LCCA erosion issues need to be addressed in the future.
- 4) **Buffelgrass:** A representative from Horn estimated that the buffelgrass could be controlled for \$300. Scott will approve and coordinate.
- 5) **Ants:** Scott will get a bid from Horn for ant control.

B. Social Committee: Paul Williamsen:

- 1) The next Social Events are contemplated for September/October and the Holidays, subject to Board approval.
- 2) To clarify the motion approved in the March Board Meeting and effective immediately at that time, ***“the Social Committee will pay for its own consumables in future events, and LCCA will [only] pay for other costs such as promotions.”***

6. Old Business:

A. Reserve Study: Mike Banks:

The completed Reserve Study was received from Advanced Research Solutions. The report is available to all upon request. The study shows that LCCA reserves are at an excellent level, and that we are at a Fully Funded level of 176%.

B. Website: Scott Chancellor:

Katy Banks and Mike Banks will assist Scott in maintaining and enhancing the website.

7. New Business:

- A. Barb Wuehrmann indicated that she is interested in resigning from the Board due to planned absence.

8. Announcements:

- A. The next LCCA Board Meeting is on Friday, August 11, 2023, at 1 p.m.
- B. Cadden to be closed on June 19, 2023.

9. Non-Board Member Comments:

- A. Some members expressed appreciation for Board members volunteering their time.

10. Adjourn: A motion to adjourn to Executive Session was made, seconded, and approved by all at 1:55 p.m.

Mike Banks, Secretary/Treasurer