



Las Campanas
Community
Association
(LCCA)

Minutes of the Board of Directors Meeting
August 11, 2023
www.lascampanas.info

Date: August 11, 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, and Vince Bralic, establishing a quorum. Absent were 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 June Meeting Minutes:** A motion to “*approve the minutes of the LCCA Board Meeting on June 9, 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. Cadden office closures for the remainder of the year were also given.

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

Funds in Operating Account:	\$ 66,211.81
Funds in Reserve Accounts:	\$ 24,733.54
Total Assets:	\$ 90,945.35

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 12.73	\$ 75.00	\$ (62.27)
Expense	\$ 12,112.99	\$ 6,691.00	\$ 5,421.99

A motion to “*Renew our Reserve CD with Commerce Bank for 12 months at an APY of 3.00%,*” was made, seconded, and unanimously approved.

5. **Committee Reports:**

A. **Landscape and Maintenance:** Scott Chancellor:

- 1) **Median Project:** Work has been completed for this year. Additional work will be planned for next year. Some plants will be replaced.
- 2) **Repaint Monuments:** A bid from LM Painting was approved with changes suggested by Vince. A motion to “*approve the bid by LM Painting,*” was made, seconded, and unanimously approved. The final price is not to exceed \$500 over the bid of \$3,800. Final Board approval will be via email.
- 3) **Erosion Issues:** Valscape has completed the work bid and approved in June for \$2,340. Scott circulated photos of the completed work.
- 4) **Trees:** Many are needing attention and shaping. Scott will contact local tree

trimming company for a bid. We have \$1,900 in unspent budget for trees maintenance.

B. Social Committee: Paul Williamsen:

- 1) Sandy Bird resigned from the Committee, effective 8/1/23.
- 2) A motion to “**Approve a Social Event to be held at GVR Las Campanas Center on 10/15/23,**” was made, seconded, and unanimously approved. The event will only be held if a person volunteers to lead the Social Committee by 8/31/23.
- 3) To clarify the motion approved in the March Board Meeting and effective immediately at that time, the following motion was made, seconded and unanimously approved: “**LCCA Social attendees will fully pay for their prepared meals and LCCA will pay for other event-related costs.**”

6. Old Business:

A. Website: Scott Chancellor:

Scott thanked Katy and Mike for maintaining and enhancing the website. Minutes for the June Meeting were approved and will be posted on the website.

B. Buffelgrass: A representative from Horn estimated that the buffelgrass could be controlled for \$300. The Board previously approved the amount and Scott will coordinate.

7. New Business:

- A. A motion to “**Task Lori with applying for monthly meeting rooms on Friday mornings at 9:30 a.m. as soon as it is possible to arrange,**” was made, seconded, and unanimously approved.

8. Announcements:

- A. The next LCCA Board Meeting is on Friday, October 13, 2023, at 1 p.m.
- B. Cadden offices will be closed on September 4, 2023.

9. Non-Board Member Comments:

- A. Some members discussed the possibility and viability of purchasing the Block J property.

10. Adjourn: A motion to adjourn to Executive Session was made, seconded, and approved by all at 1:30 p.m.

Mike Banks, Secretary/Treasurer