

Las Campanas Community Association
Annual Board Meeting Minutes
February 9, 2024

1. **Call to Order:** The Meeting was called to order at 9:07 a.m. by President Katy Banks. Other Board Members present were Scott Chancellor, Mike Banks, Paul Williamsen, Vince Bralic, Jeff Cameron, and Cadden Management was represented by Lori Wuollet. Barbara Wuehrmann was absent.
2. **Agenda Change:** A motion to approve a change to the Agenda to include guest speaker was made, seconded and approved by all.
3. **Guest Speaker:** John Meyer from Community Water Company provided interesting and valuable information regarding future water availability and uses in Green Valley. He also advised that CWC is required to determine the type of material used in service lines to customer homes, so they may be digging around our service lines to examine the piping. As part of the EPA's lead and copper rules, CWC is required to report the pipe material for 20% or more of their customers by October 2024.
4. **Proof of Call.** Delivered by Lori Wuollet.
5. **Establishment of Quorum.** With the 314 good ballots received and a total of 40 homeowners attending, a quorum was established. Note that 133 additional ballots received were rejected as the ballot envelopes were unsigned. A solution to this issue will be addressed prior to the 2025 election.
6. **Welcome and Introduction:** President Katy Banks welcomed everyone, and asked all Board Members and attendees to introduce themselves and give their names and HOA.
7. **Approve minutes:** The Minutes of February 10, 2023, were passed by ballot via the Annual Meeting Packet mailed to each homeowner. The minutes will be added in record and posted on the LCCA website.
8. **Announcement of Election Results:** Lori Wuollet announced that based on ballots received, Paul Williamsen, Scott Chancellor, Katy Banks, and Todd Kellstrom were elected to the Board. Attendees applauded the newly elected Board members.
9. **Recap of 2023:** President Katy Banks gave a recap as follows:
 - A. **New Board Member:** Jeff Cameron volunteered to join the LCCA Board. Accepted by unanimous vote.
 - B. **Reserve Study:** Completed by outside firm. We are in excellent shape and are fully funded at 176%.
 - C. **Medians:** Work to upgrade and enhance the medians on Desert Bell continued.
 - D. **Erosion Control:** Work completed at San Miguel and Capistrano locations.
 - E. **Monuments:** All 3 monuments were repainted and stucco was repaired as needed.
 - F. **Tree Maintenance:** 68 trees were trimmed along Desert Bell
 - G. **Social Committee:** Has gone inactive due to lack of a volunteers.
 - H. **Vegetation Removal:** The first amendment to the LCCA Landscaping Rules and Regulations was unanimously passed, allowing an owner to remove up to 3 feet of vegetation outside of their property wall, with LCCA Board approval.

- I. Website:** Management of LCCA's website is now being assisted by Mike Banks. A new "What's Happening?" page has been added as a location to post LCCA events.
- J. Board Candidates:** Six candidates from 5 HOA's submitted self-nomination forms for this election. This is a new high for an LCCA election.
- K. Desert Bell Lighting:** Bill Richards Electric reports that we have 77 lights still to be replaced by end of 2024. We will then evaluate existing wiring issues.
- L. Landscaping Management:** A new 3-year contract with Points West was signed. It specifies fixed monthly charges through 2026, and includes weed control.
- M. 2024 Budget:** A balanced budget for 2024 was approved with no increase in the \$60 per house assessment.

10. Financial Report: Financial Highlights for 2023 were presented by Treasurer, Mike Banks. As of December 31, 2023, the Operating Account balance was \$36,079. The Reserve Accounts totaled \$24,906, of which \$11,764 was invested in a 12-month CD. Total Income was \$97,364, and Total Expenses were \$92,345, resulting in a planned gain of \$5,019. The 2024 Budget was approved with no change in the \$60 per home Annual Assessment. Total income for 2024 is projected to be \$96,600, and total expenses are projected to be \$96,363. A planned gain for the year is \$237. Invoices for Master Assessments were mailed in December to the 12 members of the LCCA. The total of the invoices was \$95,760. All Master Assessment checks were received from those invoiced by 1/31/24. Our CPA has provided a Financial Statement Compilation in compliance with AICPA standards, and prepared State and Federal Tax Returns for the LCCA. Both Tax Returns for 2023 were filed in January 2024.

11. Homeowner Input and Feedback:

- A. Raised Sidewalks & Potholes:** Incidents were reported around LCCA. It was noted that they may be reported to the County at <https://seeclickfix.com/pima-county>
- B. Golden Desert Cleanup:** Funding is needed to hire someone to continue the work and haul away trimmings and trash in the Ventura common area.
- C. Solterra Planting:** A resident objected to other owner's plantings behind their walls and to additional block courses being added to walls. This is a matter for the developer.
- D. Trash Collection:** An open discussion of the challenges of organizing trash and recycle pickup services was held.
- E. Solterra fencing:** Fencing is down on the north side of the development. This is a matter for the developer.
- F. Ballot Issues:** Improvements in procedures for completing and mailing ballots for next year's election will be considered.

12. Motion to hold Organizational Meeting:

Motion was made, seconded and approved to hold an Organizational Meeting following the Annual Meeting to elect officers and schedule upcoming Board Meetings

13. Adjournment: A motion was made, seconded, and approved by all to adjourn the meeting at 9:50 a.m.