



1. **Call to Order and Roll Call:** The Meeting was called to order at 1:00 p.m. by President Bob Dahm. Other Board Members present were Mike Banks, Sandy Bird, Scott Chancellor, Paul Williamsen, Katy Banks, and Cadden Management was represented by Lori Wuollet. Barbara Wuehrmann was absent.
2. **Proof of Call.** Delivered by Lori Wuollet.
3. **Establish Quorum.** With the 292 ballots received and a total of 22 homeowners attending, a quorum has been established.
4. **Welcome and Introduction:** President Dahm welcomed everyone.
5. **Approve minutes:** The Minutes of February 11, 2022, were passed by ballot via the Annual Meeting Packet mailed to each homeowner. A typographical error was identified, corrected and approved by all present. The minutes will be added in record and posted on the LCCA website.
6. **Financial Report:** Financial Highlights for 2022 were presented by Treasurer, Mike Banks: As of December 31, 2022, the Operating Account balance was \$28,995. The Reserve Accounts totaled \$24,660, of which \$11,606 was invested in an 18-month CD. Total Income was \$92,472, and Total Expenses were \$102,627, resulting in a planned net loss of \$10,154. The 2023 Budget was approved with no change in the \$60 per home Annual Assessment. Invoices for Master Assessments were mailed in December to the 11 members of the LCCA. The total of the invoices was \$92,880 for 1,548 lots. All Master Assessment checks were received from those invoiced by 1/31/23. 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 2022 were filed in January 2023. By doing some of our own management and all bookkeeping since 2013, the Board has saved LCCA members more than \$150,000.
7. **Recap of 2022:** President Bob Dahm gave a recap as follows:
  - A. **Operating Procedures:** As recommended by our CPA Auditor in May, a document was prepared and adopted, specifying procedures to be followed during LCCA Board business.
  - B. **CPA Audit:** The full audit results stated that LCCA finances were in excellent condition.
  - C. **Reserve Study:** Per Arizona laws, we are not required to do a Reserve Study, but we will evaluate outside services which provide such studies.
  - D. **Block J Parcel 2:** The maximum number of residences in LCCA is set at 1590 by the Las Campanas Specific Plan. After Solterra is built out, the total will be 1583 residences. That means only 7 homes may be built on this Parcel.

**E. Block A Parcel 1:** This parcel has been owned by the LDS for over 10 years. We have now sent them a Master Assessment for 2023.

**F. New Plants List:** Developed by the Landscape Committee under the direction of Paul Williamsen, who worked tirelessly to deliver the updated list.

**G. Director acknowledgement:** Bob noted that he, Scott, and Mike have been on the LCCA Board since its inception 10 years ago. Paul Williamsen was also a founding member.

**8. Election Results:** Lori Wuollet announced that based on ballots received, Mike Banks and Vince Bralic were elected to the Board. Attendees applauded and thanked the two outgoing Board members, Bob Dahm and Sandy Bird, for their service.

#### **9. Open Forum:**

**A. Reserve Target:** A resident asked if we have a targeted amount for our Reserves. It was explained that we don't have many assets that need reserves, and that we already may be over reserved.

**B. Stop Signs in Solterra:** A resident there would like to see certain E-W stop signs changed to be N-S. It was explained that the developer specified the current configuration, and that it may be the safest as is.

**C. Desert Bell Lighting:** Several residents would like to see more lights at the north end of Desert Bell. It was explained that the capacity of the system may limit the number added.

**D. Street Repairs:** Maintenance of Desert Bell and other LCCA streets are controlled by Pima County Road Maintenance. Streets are being evaluated for 2024 repair; 2023 is completed.

#### **10. Announcements:**

Following this meeting, the Board of Directors will have a short business meeting to elect officers.

**11. Adjournment:** A motion was made, seconded, and approved by all to adjourn the meeting at 1:47 pm.

By Mike Banks, LCCA Secretary/Treasurer