

**Las Campanas Community Association**  
**Annual Board Meeting Minutes**  
**February 14, 2025**

1. **Call to Order:** The Meeting was called to order at 2:00 p.m. by President Katy Banks. Other Board Members present were Scott Chancellor, Mike Banks, Paul Williamsen, Vince Bralic, Jeff Cameron. Cadden Management was represented by Kristin Fleming. Todd Kellstrom was absent.
2. **Proof of Call.** Delivered by Kristin Fleming. Mailing on 12/27/24
3. **Establishment of Quorum.** With the 526 good ballots received and a total of 27 homeowners attending, a quorum was established. Note that some additional ballots received were rejected as the ballot envelopes were unsigned. A solution to this issue will be addressed prior to the 2026 election.
4. **Welcome and Introduction:** President Katy Banks welcomed everyone, and asked all Board Members and attendees to introduce themselves and give their names and their HOA.
5. **Approve minutes:** The Minutes of February 10, 2024, 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.
6. **Recap of 2024:** President Katy Banks gave a recap as follows:
  - A. **Medians/Monuments:** Continued work to upgrade and enhance the medians on Desert Bell and the monuments at Esperanza. Dead plants were replaced.
  - B. **Erosion Control:** Work completed at several locations.
  - C. **Tree Maintenance:** Trees were trimmed along Desert Bell and mistletoe removed.
  - D. **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.
  - E. **Website:** A new "What's Happening?" page has been added as a location to post LCCA events.
  - F. **Board Candidates:** Three candidates from 3 HOA's submitted self-nomination forms for this election.
  - G. **Desert Bell Lighting:** Bill Richards Electric reports that we have replaced 220 lights and have 22 still to be replaced by end of 2025. Lower voltage bulbs are being installed by volunteer residents. We will evaluate existing wiring issues later this year.
  - H. **Landscaping Management:** A new 3-year contract with Points West was signed. It specifies fixed monthly charges through 2026, and includes weed control.
  - I. **2025 Budget:** A balanced budget for 2025 was approved with no increase in the \$60 per house assessment.
  - J. **Management Contract:** A new contract with Cadden Management was approved. Kristin Fleming became our new manager.
  - K. **County Streets:** The LCCA Board recommended maintaining control over our County streets. The issue was placed on the 2025 Ballot.
7. **Financial Report:** Financial Highlights for 2024 were presented by Treasurer, Mike Banks. As of December 31, 2024, the Operating Account balance was \$39,487. The Reserve Accounts

totaled \$25,467, of which \$12,136 was invested in a 12-month CD. Total Income was \$96,337, and Total Expenses were \$90,288, resulting in a net gain of \$6,050. The 2025 Budget was approved with no change in the \$60 per home Annual Assessment. Total income for 2025 is projected to be \$96,624, and total expenses are projected to be \$96,580. A planned gain for the year is \$44. Invoices for Master Assessments were mailed in December to the 12 members of the LCCA. The total of the invoices was \$96,300. Our CPA has reviewed our A/P, A/R, Bank Statements and Check Registers for 2024. He 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 2024 were filed in February, 2025.

**8. Announcement of Election Results:** Kristin Fleming announced that Jeff Cameron, Mike Banks and Vince Bralic were elected to the Board. The Ballot Issue regarding regulation of LCCA streets passed 353-17. The resolution will be filed with the County by our attorney.

**9. Homeowner Input and Feedback:**

**A. Control of our streets:** Questions regarding if all HOA's need to file with the County or just LCCA. LCCA recommends that all HOA's with public streets file with the County.

**B. Overgrown Trees and Bushes:** Vegetation in the areas between HOA's seems to be seriously overgrown. We are not allowed to do any trimming in County land or Developer land.

**C. Desert Bell Lighting:** Scott has purchased about 120 bulbs for replacement on Desert Bell and he is looking for volunteers to help with the replacement.

**10. 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

**11. Adjournment:** A motion was made, seconded, and approved by all to adjourn the meeting at 2:22 p.m.

By Mike Banks, LCCA Secretary/Treasurer