



Date: September 15, 2017  
Time: 1:00 PM  
Place: Las Campanas GVR Center, Ironwood Room

1. **Call to order and Roll Call:** President Bob Dahm called the meeting to order at 1:00 pm. The Directors present were: Michael Banks, Sandy Bird, Bob Dahm, Richard Davis, Joe Gulvezan and Paul Williamsen, along with 7 homeowners.  
Absent were: Scott Chancellor and Cadden manager Linda Hansen.

2. **Approved Minutes:** The minutes of July 14, 2017 were approved, seconded and accepted by all.

3. **Financial Report:** Presented by Mike Banks: As of August 31, 2017:

Funds in Operating Account:	\$ 83,427.90
Funds in Reserve Account:	\$ 16,233.18
Total Assets:	\$ 99,661.08

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 36.08	\$ 40.00	\$ (3.92)
Expense	\$ 3,812.24	\$ 6,405.00	\$ (2,592.76)

4. **Manager’s Report:** Linda Hansen was absent due to a conflicting meeting so Sandy read her following written report:

- **Tree Branches-**On Desert Bell near the Ventura entrance, there were two tree branches, which broke and fell into 2 separate yards. Hot Desert removed the branches. Also, on the west side of Desert Bell, between Esperanza and Golden Desert Way, there are three Palo Verde trees with broken branches at the top of the trees, which cannot be reached by Hot Desert. Green Valley Tree Service was instructed to remove the broken branches.
- **Timers for Holiday lights:** Attached is a sample of a timer for holiday lights. The timer has an electronic eye which turns the lights on at dusk and the timer can be set for the number of hours the lights are to remain on. The timers can be purchased from Walmart at a cost of \$17.36.
- **Flood lights for Esperanza monument:** I consulted with Robert Hodges about replacing the flood lights at the Esperanza monument. His recommendation is to use a 27 watt florescent flood light, which costs about \$36.00. These same lights have been installed at the Ventura and Capistrano monuments on Golden Desert Way. He suggested installing one fixture at the west Esperanza monument, which can be evaluated. This particular location may require two flood lights. If the board is not satisfied with the lumination of the new fixture, then it could be relocated to one of the sub-association’s monuments. Since there are several different kinds of flood lights being used along Desert Bell, Robert is also recommending the board consider replacing all of the floodlights with one type of fixture.

- Linda also noted that there are 17 new homeowners in Las Campanas.

Further discussion of the Holiday Lights resulted in this being great information to pass onto the HOAs. Sandy will send this information to each HOA's Communication's Contact, as "informational only".

Further discussion of the flood lights resulted in a motion that was moved and 2<sup>nd</sup> to swap out and install flood lights as recommended by Robert Hodges. Motion was approved by all.

#### 5. Committee and Liaison reports:

**Landscape/Maintenance** – Scott was absent due to a meeting conflict but sent a report on the Landscaping plans for our Monuments and Medians. The board appreciates the work that the committee has put into this proposal. However, there was a lengthy discussion on what kind of plants is proposed for these areas and if the plan calls for "0 Water" plants as discussed when this project was implemented. Bob Dahm will contact Scott for a more detailed plan with possible visual graphics and diagrams.

- **Website:** Per Scott, all is up and running fine: [www.lascampanas.info](http://www.lascampanas.info)
- **Design review:** Bob reported: Nothing new for review.
- **Green Valley Council:** Paul Williamsen reported:
  1. Council is on summer hiatus so there is nothing to report at council level. The regular meetings of the GVC Board of Representatives will resume with the September 21<sup>st</sup> meeting at 8:30 AM held at the Desert Hills Social Center.
  2. The GVC Environmental Committee meeting on 9/6/2017 included guest speaker James Norris of Clear Creek Associates. He summarized the testing results of all the monitoring and recovery wells involved in drawing back the sulfate plume that once affected Community Water Company drinking water wells. The results of the mitigation efforts continue to be positive.

There were subcommittee reports called for concerning Air Quality, Water Issues, Alternative Energy efforts and Buffelgrass Eradication Tasks.

The next meeting is scheduled for Oct. 4, 2017.

#### 6. Old business:

No carry over topics to discuss.

#### 7. New business:

- A formal complaint has been submitted by a Sonata homeowner about the adjacent property, "The Villas". Concerns were express about buildings, equipment and tree plantings that will eventually block their view. Due to a previous agreement with the Las Campanas developer, the Villas are exempt from our design review. However, as a "Good Neighbor", they have complied with change request in the past. The complaint is not resolvable at this time; however Bob Dahm will contact each party to discuss solutions and expectations.

**8. Announcements:**

- Next month, Mike Banks will be discussing the budget and requesting committee volunteers.
- Scott Chancellor sent information about a call from one of our blind residents who walks everyday day with his service dog. He reported receiving serious cuts by low hanging branches on Desert Bell. Scott referred this problem to our landscaping company and as of Thursday, Sept. 14<sup>th</sup>, they have pruned the trees and eliminated the problem. They have also agreed to keep an eye on this situation and take care of potential problems in the future.
- Our next meeting is October 13, 2017 at 1pm in the Ironwood room of the Las Campanas GVR Center.

**9. Member comments:**

**10. Adjournment:** It was moved, seconded and approved by all to adjourn at 1:43 pm.

Respectfully submitted,

Sandy Bird, Secretary

Approved by motion on October 13, 2017