



Minutes of the Annual Board of Directors Meeting

February 12, 2016

- 1. Call to Order and Roll Call:** The meeting was called to order at 1:00 pm in the Las Campanas Recreation Center by President Bob Dahm. Board members present were Carol Bates-Smith, Mike Banks, Joan Davis, Scott Chancellor, and Paul Williamsen.
- 2. Establish Quorum.** Four hundred seventy-three ballots were turned in and therefore there was a quorum. A total of 43 homeowners attended the meeting. Cadden Management was represented by Linda Hansen.
- 3. Welcome and Introductions:** President Dahm welcomed all and the Board introduced themselves.
- 4. Guest Presentation:** Arturo Gabaldon, President of the Community Water Company, gave a 20 minute talk about the water system. The Board consists of 9 members. Instead of a Power Point presentation, he handed out a leaflet that explained all about the water system. The water company does not sell water, it delivers water and the charges are for the cost of delivering 2.2 million gallons of water daily through 149 miles of pipes. Las Campanas was platted after 1996 and the rules changed in Arizona. Those homes built after 1996 are taxed for water in their property tax bill while those built up to then do not pay for water, only it's delivery. If your bill is over \$20 you are above average in water consumption. The water flows from south to north and is sucked out of the wet sand. Of the ten water providers in the region CWC is the second from the lowest in rates. There are variables in the water rates depending on the system requirement, capital structure, treatments, acquisition costs, subsidized rates and CAGR costs. Though not customers of Community Water, the major water users are Agriculture and the Mines. The Company remains diligent in monitoring the water from their wells to make sure there are no excess minerals from the mines or arsenic in the water. There will be an annual meeting in April that everyone is encouraged to attend. A question was asked as to how long our water supply will last. Arturo stated that Well #9 is 200' deep and it is 1,000' to bedrock. It is calculated that 2 to 4 feet of water is used every year so we might be good for 400 years. Arturo was thanked for his presentation.
- 5. Approve minutes:** A motion to approve the annual minutes of February 13, 2015 was made by Paul, seconded by Mike and approved by all.
- 6. Financial Report:** The financial report was presented by Mike Banks:

The operating account balance as of 12/31/2015 was \$36,141. The Reserve Account was \$15,890 and \$10,709 of that is invested in a CD. Total income for the year was \$77,770 and expenses were \$56,539 for a net income of \$23,232. The 2016 budget was approved by the board and the annual assessment of \$60 was given a 10% one-time reduction for 2016. All the accounts were moved to the Commerce Bank in Green Valley. The Audit Committee for 2016 was Carol Bates-Smith, Joe Mattechuck, Gary Zech and Mike. All was found in order and sent to Terry Cogan for the income tax return and audit. Invoices were sent to 10 HOA's for \$74,412 for 1,378 homes. Nine HOA's paid on time and the final paid on February 6th. All are now current.

7. Recap of 2015: President Dahm gave a recap of 2015 by listing all the officers for 2015. The committee chairman were named: Design review, Green Valley Recreation Liaison and Nominating was Bob Dahm; Landscaping was Joan Davis; Web site, Nominating and Holiday Lights was Scott Chancellor; Statutory Agent, By-Laws Review, Audit Team, and Reserve Study Committee was Carol Bates-Smith; Buffleggrass liaison, Green Valley Council liaison was Paul Williamsen; and other committee members were Richard Cox and Rick Ulander. Bob thanked all for their efforts.

The Highlights of 2015 were: Task taken on by the board members continues to save approximately \$1,250 per month; accounts transferred to Commerce Bank realized increased earnings; the Villas are up and running with two buildings occupied and the Villas are members of LCCA; the property owned by LDS has no further reports; a committee updated the Reserve Study so we decreased the current reserves to \$8,000 in 25 years; Bartlett Tree Experts examined the Desert Bell trees and found nine dead and 41 infected with borers and they recommended systemic treatments with no guarantees it would solve the problem, the nine dead ones will be replaced in 2016; views for cars were improved by removing bushes and shrubs from Desert Bell; administrative bylaw changes were enacted after member approval; the Board approved a 2nd year of buffelgrass removal arranged by GVC; San Miguel and Sonoma have reported erosion problems and this will continue until resolution; and finally the Board experimented with fewer monthly meetings and the new board will decide.

8. Election Results: Linda Hansen announced that all the candidates got at least one vote and so Paul Williamsen and Scott Chancellor were reelected and Richard Davis will join the board as a new member.

9. Open Forum: The first question was why we have a contingency of \$4,000 for legal fees. The thought was we may have something in the wind but there is nothing in the works but we feel it is better to be conservative than have to come up with money later.

Why would we replace the trees since it would be expensive? The answer was we want to maintain the aesthetics of Las Campanas and maintain the home values. We will replace but not with sweet acacia. It will not be a hasty decision as we will investigate. Someone suggested we contact the University of Arizona for their help and expertise.

Esperanza Drive was discussed again and Rick Nau had discussed the problems with Robert Lane, the civil engineer for Pima County. After much discussion it was decided that Rick would head a committee to get together and list the problems and suggest changes that would be helpful. (His address and phone is 362 N Royal Bell Drive, 417-830-2599.) The GVC Traffic and Arroyos Committee meets at 9:30 am on the second Wednesday of the month at the Salvation Army room. A petition and negative comments might help.

10. Announcements: There will be a short business meeting after this meeting to elect officers. The next Board Meeting will be held in this same room on March 11 at 1:00 p.m.

11. Adjournment: Mike Banks moved and Scott Chancellor seconded that we adjourn at 2:00 p.m. All approved.

Respectfully submitted,

Carol Bates-Smith, Secretary _____

Approved: February 10, 2017



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February 12, 2016

Call to Order and Roll Call: Bob Dahm opened the meeting at 2:05 p.m. with all board members present except Joe Gulvesan.

Election of Officers: A slate was decided by nominating and asking for acceptance for the following:

President: Bob Dahm

Vice President: Scott Chancellor

Treasurer: Michael Banks

Secretary: Carol Bates-Smith

The slate was approved by all.

Business: Scott asked for a copy of all the minutes from 2015 so he could put them on the website. Carol will see to that and make sure they are all approved.

The tentative agenda for the meeting on March 11 will be Trees, Frequency of meetings and selection of Chairpersons for the various committees.

Mike Banks moved and Scott Chancellor seconded the adjournment of the meeting at 2:15 p.m. All approved.

Respectfully submitted,

Carol Bates-Smith, Secretary _____

Approved: