



Date: January 13, 2017
Time: 1:00 PM
Place: Las Campanas GVR Center, Ocotillo Room

1. **Call to order and Roll Call:** President Bob Dahm called the meeting to order at 1:00 pm. Attending was Bob Dahm, Carol Bates-Smith, Mike Banks, Scott Chancellor, Paul Williamsen, Richard Davis and Joe Gulvezan. Linda Hansen represented Cadden Management. 15 homeowners attended the meeting.

2. **Approved Minutes:** The minutes of December 9, 2016 were approved by motion from Paul, second from Joe and all voted aye.

3. **Financial Report:** Presented by Mike Banks: As of December 31, 2016

Funds in Operating Account: \$ 53,657.83

Funds in Reserve Account: \$ 16,111.02

Total Assets: \$ 69,768.85

Budget Comparison:	Actual	Budget	Variance
Income	\$ 74.23	\$ 10.00	\$ 64.23
Expense	\$3,932.23	\$3,865.00	\$ 67.23

During 2016 there were 51 deposits for \$75,158 and 81 payments for \$57,420 to all the LCCA accounts. Invoices were mailed to the 10 HOA's for \$69,650 after a one-time reduction of \$10 per lot. LCCA now represent more than 10% of GVR homes. \$110 was transferred to Reserve Checking per the LCCA Reserve study. Following the ad hoc Audit Committee report all the financial information will be forwarded to Terry Cogan, CPA who will do a compilation and prepare tax returns for \$375.

4. **Manager's Report:** Linda Hansen reported on the following:

- The gravel on Desert Bell between Solterra and Sonata has been installed and Hot Desert did some additional clean-up around the large utility box.
- The Architectural request from Las Campanas Village was received to change the color of the lettering on their monument sign and was forwarded to the Architectural Chairman.
- The electronic eye for the Soledad monuments was loose and hanging. Robert Hodges, replaced the electronic eye.
- Robert Hodges was requested to repair the deteriorating ground wire behind the Solano monument.

5. **Committee and Liaison reports**

a. **Landscape/Maintenance** - Scott reported:

1) The committee met and decided to remove the dead tree and replace it with 3 5-gal Texas Rangers that would cost \$60 each including the planting. But Joe examined the area and decided that 2 or 3 trees could be planted in that same site and would cost \$200 each. They would be watered by Hot Desert at the cost of \$30 per month for watering once a week. They would not water in July or August and the watering would go on for 1-2 years. There is no cost to remove the dead tree by Hot Desert. This would all be done in the spring so it would all be done at less than \$2000. The committee would decide later which to plant but seem to prefer the trees. *Scott moved and Joe seconded that we remove the dead tree and plant 3 plants or 2 trees instead and have it all watered by Hot Desert. The Board unanimously approved the motion.*

2) The Landscaping/Maintenance Committee would like to form a task force and ask Robert Hodges to see what they have to look forward to as the present lighting system is nearing the end of its useful life. As an example changing over to LED lighting could save money in operating cost.

3) They are also talking about vegetating the monuments. They had 6 people at the last meeting and will meet next on February 3 at 1:00 p.m. at the Realty Executive Office.

- b. **Website** – Scott reported it is still up and running.
- c. **Design review:** Bob contacted members of the Design Review committee to examine the request by Las Campanas Village to change the colors of their lettering on their monuments. It is presently dark on dark. They will paint with a light sand color so the name shows more clearly. The committee approved the request.
- d. **Nominating** – The committee is all set.
- e. **Green Valley Council** – Paul reported on the GVC meeting held December 9. Pima County Supervisors approved GVC Services contract for \$75K in 2017. Ray Carroll missed the meeting so Steve Christy spoke at length about settling into his new office. New Sahuarita mayor Tom Murphy spoke about GV and Sahuarita combining as a regional force. GVC Vice President Dr. Tom Purdon shows the new Healthcare Director that will be out in January. It is more comprehensive than the present directory. The GVC Executive committee nominees were approved. Don Weaver is still the President and Susan Curtain has agreed to be the Chairperson of the Environmental Committee. Certificates of Appreciation were awarded to retiring members. The Council Office will be holding Open House to welcome new homeowners with coffee on the second Friday of each month. Santa Cruz Valley International Pro Rodeo has a firm date and venue. The first event will be September 15-17. The next meeting on January 19 will feature the new CEO of the Green Valley Hospital as the speaker.
- f. **Green Valley Recreation** – Bob reported the strategic 10 year plan by GVR has been accepted but not “adopted”. There will be a new process and simpler for reserving rooms at the end of this summer which should be easier. The next meeting is Tuesday January 31 at 1:30 p.m. at West Center.

6. Old business

- a. **Landscaping Long Range Plan:** There is nothing new here. The plan will be revised slightly and handed back to the Board for approval. One language change was to “coordinate with the HOA’s” instead of approving.

7. New business

- a. **Annual meeting details:** The details are still under preparation. Every homeowner will receive a package in the mail. Carol asked about who would be a Statutory Agent for the State Arizona Corporation Commission. That will be decided after the election.
- b. Mike requested volunteers for the Audit Committee which would meet in the next week or two.

8. **Announcements:** Next Meeting is the Annual Meeting February 10, 2017 at Las Campanas GVR at 1 pm in the Las Campanas Recreational Center.

9. **Member comments:** None

10. **Adjournment:** Meeting adjourned at 1:45 p.m. with a motion from Mike, second by Joe and approved by all.

Respectfully submitted,

Carol Bates-Smith, Secretary

Approved by Board of Directors on February 10, 2017.