



Las Campanas
Community
Association

Minutes of the Board of Directors Meeting

April 13, 2018

www.lascampanas.info

Date: April 13, 2018
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. Other directors present were: Michael Banks, Sandy Bird, Scott Chancellor, Richard Davis, Joe Gulvezan and Michelle Hoffman. Also present was Cadden Manager Linda Hansen and 33 homeowners.

2. **Approved Minutes:** The minutes of March 09, 2018 were approved and placed on record.

3. **Financial Report:** Presented by Mike Banks: As of March 31, 2018:

Funds in Operating Account: \$ 103,097.65
Funds in Reserve Account: \$ 16,350.21
Total Assets: \$ 119,447.86

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 22.26	\$ 57.00	\$ (34.74)
Expense	\$ 4,824.52	\$ 6,975.00	\$ 2,150.48

4. **Manager’s Report:** Linda Hansen reported:

1. **Trees with Mistletoe:** Hot Desert Landscaping removed mistletoe from the flagged trees during their normal maintenance schedule.
2. **Tree trimming on Desert Bell:** Hot Desert Landscaping was asked to evaluate and identify the trees that need to be trimmed.
3. **Pagoda light repairs:** Robert Hodges has asked Cordeo Electric to assist in trouble shooting an electrical problem with the pagoda lights near the White Elephant. One area has been resolved but is still working on another problem section.

5. **Committee and Liaison Reports:**

1. **Landscape/Maintenance – Scott Chancellor reported:**
 - a) **Design Plans for 3 Monument Areas:** After discussing the changes of the proposed design plans, the motion was passed to approve the new plans. They will go out for bid to 3 or more approved Landscapers.
 - b) **More trees and bushes to be added to Desert Bell:** After discussion, the motion to approve a bid of \$1,779 for Hot Desert Landscaping to install 6 trees and 6 bushes was seconded and passed by all. Watering maintenance cost will be \$145 per month.
 - c) **Plans for the Desert Bell medians:** The Landscape Committee continue their plans for dressing up and adding color to the Boulevard. At next month’s meeting, they will provide a list of referred venders, who are licensed, insured and bonded. Other considerations for vender selection are cost, quality and to include a warrantee.
2. **Website:** Scott reports that all is working well. Check us out at: www.lascampanas.info
3. **Design Review:** Bob Dahm reports there are no applications for review.

- 4. Green Valley Council Meeting:** Dick Davis reported discussions about:
- a) Potential ½% sales tax increase designed to improve Pima County roads.
 - b) Sahuarita's mayor reviewed current and future growth plans.
 - c) GV Park Task Force is still getting input on issues about donated golf course land.
 - d) Scam Squad gives advice on scams and asks for public input on potential scams.
 - e) GVC can provide assistance to HOA's having difficulty getting meeting space at GVRs.

Get the latest information about our Community:

GV Council Website: www.gvcouncil.org

GVC Environmental Committee Website: www.info@gvcouncil.org

GV Hospital Website: www.greenvalleyhospital.com

- 5. Social Committee:** Sandy Bird reported that the first LCCA Social was a huge success. All 9 HOA's participated in the fun and the committee raised \$600 for the local Food Bank. LC residents will be notified ASAP of any future events.

6. Old Business:

- **Acquisition of the Esperanza Property:** President Bob Dahm recapped and updated us on the current status. Legal advice has been obtained with more to follow as acquisition plans continue. After much discussion a motion was made by Scott *to agree in principle to purchase the property upon satisfying specific conditions to be identified.* See attached addendum. (page 3) The motion was seconded by Joe and approved by all.

7. New Business:

- None

8. Announcements:

- Our next meeting is Friday, May 11, 2018 at the LC Rec Center at 1pm.
- Subsequent meetings are: Jun 8th, Jul 13th, Aug 10th, and Sep 14th. All start at 1pm at the LC Rec Center. More dates to be scheduled as GVR makes them available.

9. Member Comments:

- A homeowner shared safety concerns about overgrown vegetation at the entrance to Sonoma. It is blocking the view of traffic when exiting the development. Scott will check and have the landscapers correct the problem.
- A homeowner suggested that LCCA ask the LC GVR to add a BBQ Grill to their Rec Center. Bob Dahm will check with GVR.

10. Adjourn: It was moved, seconded and approved by all to adjourn at 2:12 PM.

Respectively submitted,

Sandy Bird, Secretary

Approved by motion on May 11, 2018

Addendum

April 13, 2018 Presentation to LCCA Board on Acquisition of 670 Esperanza

During the March board meeting of LCCA the homeowners in attendance voiced a strong desire to make sure the property on Esperanza would never become a commercial entity. LCCA was suggested as a possible permanent owner and the property would remain as is. The boards of Esperanza Estates, Portillo Place and Ventura West also stated their desire to ensure the property would stay undeveloped.

While I had been an active member of the joint committee to convince GVR to abandon their purchase plans I did not serve on the committees to advance the purchase of the property. I had been advised that as a property owner whose back wall was adjacent to the property it might appear as a conflict of interest. I was kept on the mailing list so I could see the progress being made.

Here's where it stands:

- EE, PP and VW HOAs conducted a pledge drive to raise money to purchase the property. The drive was very successful raising pledges totaling more than the selling price.
- The three HOAs have developed a list of Deed Restrictions concerning development, access and transfer of ownership
- LCCA (RJD) has established that LCCA has the right to acquire property and the Board has the authority to make that decision
- LCCA can receive funds to make that purchase free of income tax as long as the funds are donated as a gift
- LCCA's premium for liability insurance would not be increased because of the additional property
- LCCA has had initial communication on the process for devaluation of the property for real estate taxes
- LCCA has a tentative agreement with the three HOAs that sufficient funds would be gifted to LCCA to purchase the property, pay all of LCCA's closing costs and provide extra funds for taxes if they are needed

Here's what needs to be done:

- LCCA needs a motion to agree in principle to purchase the property upon satisfying specific conditions to be identified – this allows us to discuss the motion
- Conditions need to be identified including but not limited to the following:
 - The amount of funds collected is sufficient for all actions
 - The process for depositing the funds in an escrow or trust account is defined
 - The language of the deed restrictions is agreeable to all parties and is consistent with LCCA legal documents
 - The change in zoning, resulting in a devalued assessment of the property is either accomplished or is underway
 - The terms of the purchase contract between the current owner and LCCA is acceptable to both parties
 - Upon satisfaction of the above conditions the LCCA board will need to review and approve the final motion at a special meeting of the board

Dick Davis has agreed to lead the process to complete the purchase agreements

Bob Dahm, LCCA Board President