



Date: August 31, 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 board members present were: Mike Banks, Sandy Bird, Scott Chancellor and Dick Davis. 2 absent board member: Joe Gulvezan and Michelle Hoffman. Also present was Cadden Manager Linda Hansen and 13 homeowners.
- 2. **Approve Minutes:** The minutes of August 10, 2018 were approved and placed on record.
- 3. **Financial Report:** Mike Banks: As of August 31, 2018:

Funds in Operating Account: \$ 80,211.75  
 Funds in Reserve Account: \$ 17,466.45  
 Total Assets: \$ 97,678.20

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 17.55	\$ 37.00	\$ (19.45)
Expense	\$ 4,695.85	\$ 4,365.00	\$ 330.85

Mike has opened a separate account, awaiting funds for the 670 Esperanza property purchase.

- 4. **Manager’s Report:** Linda Hansen reported:
  - A. **Pagoda Light Repairs on Desert Bell:** Two areas of pagoda lights have been repaired by Bill Richard’s Electric at a cost of \$540.00 A third section of the lights will require replacing electrical lines under the street (the street leading into The Villas near the east end of Sonata) at an approximate cost of \$1,275.00. The road will have to be trenched and patched, pending permission and a permit from Pima County. A motion was made and seconded to have Bill Richards Electric LLC cut and repair the street to run new electrical line, as per his proposal. Motion approved.
  - B. **Pagoda lights routine maintenance:** Bill Richards Electric has submitted a proposal for routine maintenance of the pagoda lights in the amount of \$45.00/man-hour plus the cost of materials plus 10%. The proposal includes nighttime checks of the lights every 10 days, replace light bulbs and repair lights as needed. A motion was made and seconded to accept Bill Richards’s proposal to repair, maintain and monitor the Pagoda lights for 1 year and then reevaluate the contract. Motion approved.
  - C. **Replace pagoda lights with LED fixtures:** Bill Richards Electric has located a 3-tier pagoda LED light fixture (equivalent to 100 watts). He will replace the existing light fixtures for \$65.00/light if a group of lights is replaced simultaneously. After the board’s discussion, it was decided to wait until more cost information is gathered and evaluated. Scott will check on this information.

## 5. Committee and Liaison Reports:

### A. Landscape/Maintenance – Scott Chancellor reported:

1. **Desert Bell Median:** Charlene Westgate, from Westgate Garden Design, showed plant configuration choices and also explained the benefits of water retention basins. The board is pleased with the design and agreed that she keep moving forward with the plans. Charlene voiced a concern about an existing Mesquite tree that could be too close to the gas line. Linda Hansen will check with the gas company to see if tree removal is necessary. Charlene will complete plans within 2 weeks of this decision.
2. **Tree Trimming:** Monstrosity Tree Service has not been very responsive to tree trimming as per their contract. Scott will see how they do through next week and then reevaluate their services.
3. **Monument Plans:** Scott explained the bids he received from Santa Rita for \$21,000 and Chula Vista Landscaping for \$15,000. After discussing, a motion was made and seconded to approve the core proposal of Chula Vista Landscaping for \$15,000. Motion approved.
4. **Drainage Issue in San Miguel:** Nothing new to report. Scott is still working on getting cost proposals.
5. **Trees in Wash Cut Unlawfully:** A letter was sent out to all HOAs to remind all residents that it is a violation to cut any trees in common areas. Linda Hansen also sent a letter to the homeowner that allegedly caused the devastation that was reported last month. The homeowner has not yet replied.

B. **Website:** Scott Chancellor reports that all is working well and all board meeting minutes are posted and up to date. Check out the website: [www.lascampanas.info](http://www.lascampanas.info)

C. **Design Review:** A Sonata homeowner has requested to change the CCR rule to allow RVs to park on streets for 72 hours vs 48 hours. After some discussion, a motion was made to table the discussion until we have a full board. Motion carried.

D. **Green Valley Council:** Meetings will be starting again in September.

### Get the latest Information about our Community:

GV Council Website: [www.gvcouncil.org](http://www.gvcouncil.org)

GVC Environmental Committee Website: [www.info@gvcouncil.org](mailto:www.info@gvcouncil.org)

GV Hospital Website: [www.greenvalleyhospital.com](http://www.greenvalleyhospital.com)

E. **Social Committee:** Sandy Bird reported that the LC Community BBQ is all set for Sunday, October 21<sup>st</sup> from 4 to 7 pm. Poster/Invites, with the RSVP form attached, will be sent out in mid-September. The HOA Social reps will start collecting RSVP's on September 20<sup>th</sup>. Be sure to enter the Chili Contest to possibly win the title of making... ***"The Best Chili in Las Campanas"***. Contest rules are available as you turn in your RSVP.

**6. Old Business:**

- a) Update on 670 Esperanza property purchase.** Bob Dahm reported that all conditions have been met and sufficient money has been made available for the purchase, related expenses, and for proposed tax reduction. Scott made a motion to prepare a resolution to certify that President, Robert Dahm has the authority to sign all closing documents. The motion was seconded and passed. Documents have been sent to Escrow and closing may occur as early as September 7<sup>th</sup>, but no later than September 26<sup>th</sup>.

**7. New Business:**

- None

**8. Announcements:**

- Starting in October, we will resume our regularly scheduled meetings on the 2<sup>nd</sup> Friday of each month. The next meeting is scheduled for October 12<sup>th</sup>, 1pm at the Las Campanas Rec Center.

**9. Member Comments:**

**10. Adjourn:** It was moved, seconded and approved by all to adjourn at 2:14 PM.

Respectively submitted,

Sandy Bird, LCCA Secretary

Approved, as amended, by motion on October 12, 2018