



Date: October 12, 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, Dick Davis and Michelle Hoffman. 1 absent board member was: Joe Gulvezan. Also present was Cadden Manager, Ann Hamill and 18 homeowners.
2. **Approve Minutes:** The September minutes were approved and placed on record with an amended verbiage change in 5 C. This change corrects "Sonata HOA" to "A Sonata homeowner".
3. **Financial Report:** Mike Banks: As of September 30, 2018:

Funds in Operating Account: \$ 75,736.91
 Funds in Reserve Account: \$ 27,155.72
 Total Assets: \$ 102,892.63

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 3,698.40	\$ 33.00	\$ 3,665.40
Expense	\$ 8,173.24	\$ 4,365.00	\$ 3,808.24

The residual from the purchase of 670 Esperanza property is maintained in a separate account for future expenses for this property.

4. **Manager's Report:** Ann Hamill from Cadden reported:
 - A. **Pagoda Light Repairs on Desert Bell:** An application has been submitted to Pima County Development Services for a permit to trench the road and lay a new electrical line under the street. (the street leading into The Villas near the east end of Sonata) This is needed to repair the lights along Sonata. A new problem has developed whereby a section of pagoda lights from Capistrano to San Miguel are not functioning. Bill Richards Electric has been working on this problem. There appears to be a short in one of the lights, which trips the breaker for the entire string of lights. Scott added that all pagoda lights on Desert Bell are affected and he will discuss a solution with Linda on her return.
 - B. **Erosion problem in San Miguel:** WLB Engineering has stated they would charge \$500.00 to do a report about what needs to be done to attempt to alleviate the erosion problem at the base of the wall along the natural drain way. He has indicated the fix may involve getting the County's permission to install some "bendway weirs" in the channel to push the flow away from the bank protection.
 - C. **2019 Meeting Schedule:** The board meetings for 2019 are scheduled as follows: Jan 18, Feb 8 (Annual Meeting), Mar 8, Apr 12, May 10, June 14, July 12, Aug 9, Sept 13, Oct 11, Nov 8, Dec 13. All meetings start at 1pm and will be at Las Campanas Rec Center.

5. Committee and Liaison Reports:

A. Landscape/Maintenance – Scott Chancellor:

- 1) **Monument Plans:** Scott reported that Chula Vista Landscaping has started working

on all 3 monuments. There have been a few adjustments made and was recognized that more work and expense is needed to add and change out the Halogen lighting to LED. A bid of \$1660.00 has been submitted. After a discussion, a motion was made to: ***approve adding new and exchanging the existing Halogen lights to LED at 2 monuments on Esperanza, as per bid.*** Motion was seconded and passed by all.

- 2) **Desert Bell Median:** Scott showed Charlene Westgate's approved plans for the median and invited all to view and discuss the plans. A motion was made for: ***Scott to seek bids based on Westgate's plans.*** The motion was seconded and approved by all. The tree at Desert Bell and Golden Desert Way, that was thought to be too close to the gas line, is OK and will not be removed.
- 3) **Tree Trimming:** 25 trees have been trimmed so far and Monstrosity Tree Service will continue trimming as contracted.
- 4) **Drainage Issue in San Miguel:** Scott added more information about the effect this has on 3 or 4 lots in this area. After discussing, a motion was made to: ***hire WLB, for \$500, to write a report for a recommended fix for this drainage issue***". The motion was seconded and passed by all. Scott will have Linda contact WLB.
- 5) **Trees in Wash Cut Unlawfully:** Linda received a response from the homeowner, admitting he initiated the work to be done. After discussing, a motion was made ***to impose a \$500.00 fine and have the homeowner clean up the area, as instructed, within 30 days of receiving the letter.*** The motion was seconded and approved by all. Linda will draft and send letter to homeowner.

B. **Website:** Scott Chancellor. All is well. Check our website: www.lascampanas.info

C. **Design Review:** Bob Dahm reported there are no requests for design review.

D. **Green Valley Council:** Dick Davis summarized Paul Williamsen's information from the GVC meeting. They discussed a 130 acre park, the upcoming road bond to fix our roads, and more. The next council meeting is Thursday, October 18th. They will be discussing the dust from the mine tailings.

To get the latest Information about our community, see:

GV Council Website: www.gvcouncil.org

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

GVC President via: www.gvcfoundation1.onmicrosoft.com

GVR Foundation Website: www.gvrecfoundation.org

GVR Board Website: www.board@gvrec.org

GVR's CEO email: Kent Blumenthal: kblumenthal@gvrec.org

Santa Cruz Valley Regional Hospital: www.scvrhaz.com

ADOT Project Information Site: www.Projects@azdot.gov

ADOT's Traveler Information Site: www.az511.gov

Pima County Sheriff's Department: www.pimasheriff.org

SAV's Scam-squad email: scamsquad@gvsav.org

E. **Social Committee:** Michelle Hoffman reported on the upcoming BBQ and Chili Contest, sponsored by the LCCA Social Committee. It is being held at the Las Campanas Rec Center on Sunday, October 21st from 4 to 7 pm. There will be door prizes, 1st and 2nd place winners for the Chili Contest and great BBQ food. Bring your own beverage of choice and enjoy socializing with your friends and neighbors in Las Campanas.

6. Old Business:

- **Update on 670 Esperanza property purchase.** Bob Dahm gave following update: The sale of the property to Las Campanas Community Association occurred on September 7, 2018. On that date a warranty Deed and a Declaration of Conditions and Restrictions, running with the land, were filed with the Pima County Recorder's Office.

Financial details follow:

Sale Price	\$136,481.50
Closing costs	1,986.00
Real Estate cost	<u>2,313.22</u>
Total	\$140,780.72
Lawyer fees	
Seller	\$ 3943.46
LCCA	<u>6235.00</u>
Total	\$ 10,178.46
Liability insurance	\$ 21.00
Total Cost to date	<u>\$150,980.18</u>

Received from Esperanza Estates HOA, Ventura West HOA and Portillio Place HOA (as a result of pledge programs conducted within their HOAs):

	\$160,635.00
Received legal advance	1,000.00
Total receipts	<u>\$161,635.00</u>
Balance remaining	<u>\$ 10,654.82</u>

7. New Business:

- LCCA treasurer, Mike Banks, is looking for volunteers to help the Financial Budget Committee build the budget for 2019. If anyone would like to spend 3 to 4 hours of their time to help him, Michelle Hoffman, Pat Fisher, Bob Dahm and Scott Chancellor, please contact Mike.

8. Announcements:

- The next meeting is November 9th, 1pm at the Las Campanas Rec Center.

9. Member Comments:

- An inquiry about public access to 670 Esperanza Property was addressed. Walking access is open to Las Campanas, Portello Place and Esperanza Estates residents. Caution is advised since paths are not defined or maintained.

10. Adjourn: It was moved, seconded and approved by all to adjourn at 2:03 PM.

Respectively submitted,

Sandy Bird, LCCA Secretary

Approved by motion on November 09, 2018