



Date: November 09, 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, Joe Gulvezan and Michelle Hoffman. Also present was Cadden Manager, Tricia Beeler and 15 homeowners.

2. **Approve Minutes:** The minutes of October 12, 2018 were approved and placed on record.

3. **Financial Report:** Mike Banks: As of October 31, 2018:

Funds in Operating Account: \$ 55,086.31
Funds in Reserve Account: \$ 27,148.59
Total Assets: \$ 82,234.90

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 15.58	\$ 30.00	\$ (14.42)
Expense	\$ 20,666.18	\$ 4,315.00	\$ 16,351.18

The 670 Esperanza property account has a balance of: \$10,655.61

4. **Manager’s Report:** Tricia Beeler from Cadden reported:

- a) **Pagoda Light Repairs on Desert Bell:** Bill Richard’s Electric has completed the work that totaled \$1,275.00. All seems to be working fine.
- b) **Erosion problem in San Miguel:** WLB has been informed to proceed with the remediation report regarding the erosion problem at the base of the wall along the natural drainway adjacent to San Miguel.
- c) **Trees cut in wash:** The San Miguel homeowner, who had landscapers cut trees/vegetation in the natural drainway, was sent a letter requesting the debris be removed and in addition, was informed of the board’s intent to levy a \$500 fine. The letter also stated that prior to the implementation of the fine; the homeowner has the right to contest the violation and fine by requesting a hearing with the board of directors. Upon further discussion the board was made aware that the homeowner has health issues and is currently hospitalized. If necessary, more time can be allowed for the homeowner to comply with the stipulations of the letter sent to him.
- d) **Change in Manager:** Effective January 1st, Linda Hansen will be reducing her work schedule to part time and with this change, the management of Las Campanas Community Association will be transferred to Tricia Beeler.

5. **Committee and Liaison Reports:**

A. **Landscape/Maintenance** – Scott Chancellor:

- 1. **Monument Plans:** Scott reported that the landscaping and light installations at the monuments are complete. Some plants are struggling so monitoring will continue.
- 2. **Desert Bell Median:** Scott is continuing to seek bids for the approved plans.
- 3. **Lights along Desert Bell:** As per Tricia’s report, all is complete and Scott verified that all is working.
- 4. **Drainage Issue in San Miguel:** Waiting for cost proposals.
- 5. **Trees in Wash Cut Unlawfully:** Per Tricia’s report, no word from homeowner yet.

- B. Website:** Scott Chancellor. Check our website: www.lascampanas.info
- C. Design Review:** Bob Dahm. A Sonata homeowner has requested to amend the CCRs (Article 14.8) to allow RVs to park on the street for 72 hours vs 48 hours. After discussion, the Board will not be pursuing an amendment to the CCRs.
- D. Green Valley Council:** Dick Davis reported on the October 18th meeting where several presentations were given... Fund raising for the new Pickleball courts; MedianGreen Projects are being helped by Pima County; Freeport McMoran will provide clean up and/or reimbursement for dust; Relationship Committee formed to help increase awareness between GVC and HOA's. **For more information on our community, go to:**
GV Council Website: www.gvcouncil.org
- E. Social Committee:** Michelle Hoffman reported on the very successful **Bar-B-Q & Chili Contest**, held on October 21st. Participants from all 9 HOAs enjoyed great BBQ food and socializing with LC friends and neighbors. 3 people earned titles for making "**The Best Chili in Las Campanas**" and \$385 was collected for the GV Food Bank. Be sure your email address is current with Cadden and/or your HOA's Communications person and watch for upcoming fliers on the event planned for March 3, 2019. Attendance is limited and these socials are popular... so get your RSVPs in early.

6. Old Business: None

7. New Business:

- a) Financial Budget:** LCCA treasurer, Mike Banks, thanked Bob Dahm, Pat Fisher and Michelle Hoffman for their help with the 2019 budget. After reviewing, the motion to approve the 2019 Financial Budget was seconded and passed by all.
- b) Board Nominations:** 3 board members are up for reelection. All 3 board members have agreed to continue in their capacity. However, anyone interested in being on the LCCA board can talk to Joe Gulvezan from our nomination committee, or fill out a self-nomination form and submit to Cadden. Scott will post these forms on the website for everyone's convenience.

8. Announcements:

- The next meeting is Friday, December 14, 2018, 1pm at the Las Campanas Rec Center.

9. Member Comments:

- A homeowner announced that Pima County agreed to remove the unsafe, overgrown Palo Verde Tree at Desert Bell and Belltower. Further safety discussion was to keep vegetation clear of sidewalks for 18" on each side and a height clearance of 7'.
- Concerns about the frequent power surges and power outages were discussed. Bob Dahm will contact TEP to address this issue and it was suggested for everyone to call TEP whenever a power interruption occurs. This may help TEP pinpoint the problem. Scott will post these instructions on our website.

10. Adjourn: It was moved, seconded and approved by all to adjourn at 1:46 PM.

Respectively submitted,

Sandy Bird, LCCA Secretary

Approved by motion on December 14, 2018 with correction of Esperanza Property Account Balance to show \$10,655.61 vs \$10,654.82.