



Date: December 14, 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, Linda Hansen and 13 homeowners.
2. **Approve Minutes:** The minutes of November 09, 2018 were approved and placed on record with a correction of the Esperanza Property Account balance to \$10,655.61.

3. **Financial Report:** Mike Banks: As of November 30, 2018:

Funds in Operating Account:	\$ 45,030.43
Funds in Reserve Account:	\$ 27,017.92
Total Assets:	\$ 72,048.35

Budget Comparison:	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Income	\$ 10.42	\$ 25.00	\$ (14.58)
Expense	\$ 10,066.30	\$ 4,115.00	\$ 5,951.30

4. **Manager’s Report:** Linda Hansen from Cadden reported:
 - **Pagoda Light Repairs on Desert Bell:** All repairs are complete and all lights on Desert Bell are functional.
 - **Trimming in wash:** A Sonoma homeowner inquired about trimming vegetation in the natural wash and was informed that it is not allowed except for vegetation that is encroaching onto his property.
 - **Trees cut in wash:** The San Miguel homeowner, who had landscapers cut trees in the natural wash, is arranging to have the debris removed and has requested to meet with the Board when he returns to Green Valley in January. He will notify Linda when he arrives.
 - **Javalina Problem:** A Las Campanas Village homeowner reported a Javalina problem in neighborhood. He was referred to the Las Campanas Village’s management company.

5. **Committee and Liaison Reports:**

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

1. **Monuments:** Scott reported that some stressed plants and trees may have to be replaced by Chula Vista Landscaping. All else is doing fine.
2. **Desert Bell Median:** Scott is continuing to seek bids for the approved plans.
3. **Drainage Issue in San Miguel:** Waiting for cost proposals.
4. **Vegetation Trimming:** Scott reported that he spoke to a lady having landscapers trim vegetation in the common area. She claimed to have permission from Cadden to remove Buffelgrass. A discussion resulted in the need for clarification on

Buffelgrass removal. Scott, Bob and Paul Williamsen will work together to establish a protocol on identifying and removing Buffelgrass. They will consult on dealing with the resident for breaking the “No Trimming” rule and decide if a fine should be imposed. TRIMMING OF VEGETATION IN COMMON AREA IS PROHIBITED AND SUBJECT TO A \$500 FINE.

- B. Website:** Scott Chancellor. Check our website: www.lascampanas.info Scott has added the Self Nomination Form for anyone interested in serving on the LCCA Board.
- C. Design Review:** Bob Dahm reported no new applications for review.
- D. Green Valley Council:** Dick Davis reported on the council’s discussion of the road bond failure, dust issues from the mine and the auxiliary. **For more Information on our community, go to:** GV Council Website: www.gvcouncil.org
- E. Social Committee:** Michelle Hoffman reported receiving a thank you letter from the GV Food Bank for the donation that helped a local Green Valley resident. The next LCCA Social will be March 3rd and the committee will start their planning meetings in January.

Old Business:

- **Nomination Committee:** Joe Gulvezan reported they received 2 resume/nomination forms and a 3rd is on the way. Anyone else interested in serving on the LCCA Board is to submit their Self Nomination Form to Cadden Management. The form can be accessed on our website: www.lascampanas.info
- **Frequent Power Outages:** Bob Dahm followed up with TEP about the frequent power outages in Las Campanas. TEP, reportedly, has been making changes to correct equipment defects and should be completed by Dec. 16th.

6. New Business:

- **LCCA Annual Meeting:** It is February 8th, 2019, here at the LC Rec Center at 1pm. It was decided to have no guest speaker. Cadden will provide Refreshments.

7. Announcements:

- The next regular LCCA board meeting is Friday, January 11, 2019, 1pm at the Las Campanas Rec Center.

8. Member Comments:

- A homeowner reported that Pima County has removed the unsafe, overgrown, Palo Verde Tree at Desert Bell and Belltower.
- A San Miguel homeowner inquired about views being blocked. Bob and Linda clarified that there is no view guarantee.

9. Adjourn: It was moved, seconded and approved by all to adjourn at 1:30 PM.

Respectively submitted,

Sandy Bird, LCCA Secretary

Approved by motion on January 11, 2019