



Minutes of the Annual Board of Directors Meeting

February 10, 2017

- 1. Call to Order and Roll Call:** The meeting was called to order at 1:04 pm in the Las Campanas Recreation Center by President Bob Dahm. Board members present were Carol Bates-Smith, Mike Banks, Scott Chancellor, Paul Williamsen and Joe Gulvezan.
- 2. Establish Quorum.** Four hundred forty-four ballots were received and therefore there was a quorum. A total of 34 homeowners attended the meeting. Cadden Management was represented by Linda Hansen.
- 3. Welcome and Introductions:** President Dahm welcomed all and the Board introduced themselves.
- 4. Approve minutes:** A motion to approve the annual minutes of February 12, 2016 was made, seconded and approved by all.
- 5. Financial Report:** The financial report was presented by Mike Banks:
The operating account balance as of 12/31/2016 was \$53,658. The Reserve Account was \$16,111 of which \$10,815 is invested in a CD. Total income for the year was \$75,048 and expenses were \$57,420 for a net income of \$17,628. The 2017 budget was approved by the board and the annual assessment of \$60 was given a one-time \$10/home reduction. Total income for 2017 is projected to be \$70,214 and total expenses are projected at \$80,890. The net operating loss is expected to be \$10,676. The Audit Committee for 2017 was Carl Baldwin, Don Lathrop, John Struve, Gary Zech and Mike Banks. In January the Committee conducted a review and no errors or omission were found. Invoices were sent to 10 HOA's for \$69,650 for 1,393 homes. The Las Campanas Community Association now represents more than 10% of GVR homes.
- 6. Recap of 2016:** President Dahm gave a recap of 2016 as follows:
 - Currently there are 1390 homes, which is 10% of the GVR membership and also 10% of the year-round Green Valley residents.
 - The 2016 meeting minutes are posted on the website (www.lascampanas.info).
 - In 2017, there are plans to upgrade the Desert Bell lighting, which should result in a reduction of operating costs.
 - The non-native trees on Desert Bell are problematic and the trees were surveyed.
 - A Landscape Planning Committee was implemented to develop a long-range landscaping plan for Desert Bell.
- 7. Election Results:** Linda Hansen announced the elections results as follows: Mike Banks and Bob Dahm were reelected and Sandra Bird will join the board as a new board member.
- 8. Thank You:** Bob Dahm presented a plant to out-going board member Carol Bates-Smith and thanked her for her service to the community.
- 9. Open Forum:**
 - In the budget, there is \$2000 for Social Activities, what are the plans? Response: There are no specific plans at this time. A Social Committee needs to be implemented to plan events.
 - Where are we at in replacing the pagoda lights with LED lights? Response: A task force is working on this project, which will be a long-term plan.
 - There is a one-time reduction of \$50 in assessments? Response: No, the one-time reduction is \$10 which lowers the assessments to \$50.

- The north end of Desert Bell is lacking trees. Response: The Landscape Committee does not want to plant trees where they will effect homeowners. It is planned to replant the bare areas with other types of vegetation.
- There is still a problem with cactus too close to the sidewalks. Response: The Association's landscapers will be informed to trim the cactus.
- Can the Association do something about trash service? Response: The Master Association could negotiate a favorable contract for trash service but the Association cannot mandate the owners to use a specific provider without an amendment to the CC&Rs.

10. Announcements: There will be a short business meeting after this meeting to elect officers.

11. Adjournment: It was moved, seconded and approved by all to adjourn the meeting at 1:43PM.

Respectfully submitted,

Linda Hansen, Cadden Community Management

Approved by motion on February 09, 2018