



Las Campanas  
Community  
Association

## Minutes of the Annual Board of Directors Meeting

February 08, 2019

[www.lascampanas.info](http://www.lascampanas.info)

- 1. Call to Order and Roll Call:** The meeting was called to order at 1:00 pm in the Las Campanas Recreation Center by President Bob Dahm. Board members present were: Mike Banks, Sandy Bird, Scott Chancellor, Bob Dahm, Joe Gulvezan, and Michelle Hoffman. Absent was Dick Davis.
- 2. Establish Quorum.** With the ballots received and 36 homeowners attending the meeting, a quorum has been established. Cadden Management was represented by Tricia Beeler.
- 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 9, 2018 was made, seconded and approved by all. They will now be added in record and posted on the website ([www.lascampanas.info](http://www.lascampanas.info)).
- 5. Financial Report:** The financial report was presented by Mike Banks:

The Operating Account balance as of December 31, 2018 was \$41,025. The Reserve Account balances as of December 31, 2018 totaled \$26,082 of which \$11,063 was invested in a CD. The Total Income for the year 2018 was \$56,920 and Total Expenses were \$84,653, which resulted in a net loss of \$27,733. A planned net loss for 2018 had been budgeted, but the Board elected to spend additional funds for Lighting along Desert Bell, and Plant and Tree replacement. The 2019 budget was approved with no change in the \$60 per home annual assessment, but a \$10 per home one-time reduction was approved for 2019. Total Income for 2019 is projected to be \$71,310 and Total Expenses are projected at \$77,460. A planned net operating loss for the year is expected to be \$6,150. Our CPA, Terry Cogan, has reviewed our Accounts Payable, Accounts Receivable, Bank Statements, and Check Registers for 2018. He has provided a Financial Statement Compilation in compliance with AICPA standards, and prepared State and Federal Tax Returns for the LCCA. State and Federal Tax returns were filed in January 2019. Note that LCCA continues to represent nearly 11% of the total of all GVR homes.
- 6. Recap of 2018:** President Bob Dahm gave a recap of 2018 as follows:
  - a) **LCCA's acquisition of the property known as 670 Esperanza.** 3 groups of homeowners conducted a pledge drive and collected more than sufficient money to donate to LCCA for the purchase of this property. The property now belongs to LCCA and at no cost to us. A committee is now being formed to petition the county to devalue the property. This will result in a lower property tax. The current additional funds of \$9,512.37 are held in a reserve account to pay current and future property taxes and insurance. As per the acquisition agreement, the property is to remain undeveloped.
  - b) **Revitalization of the Monuments and Medians on the Boulevard.** The project for the Monument revitalization is complete with new plants, trees and Lighting. The project to revitalize the Medians is out for bids and will start once the bid is approved by the Board.
  - c) **Social Committee.** This committee was formed to provide opportunities for LC residents to meet new people within our community. Two very successful events brought members from all 9 HOAs together and collected donations of almost \$1,000 for the Community Food Bank of Green Valley. More events are planned for this year.

**7. Election Results:** Tricia Beeler, from Cadden Management, announced: Based on the ballots received, Mike Banks, Sandy Bird and Bob Dahm were elected to the Board.

**8. Open Forum:**

- a) Last month's complaint about the dark corner of the Esperanza median, that could not be seen safely when turning onto from Desert Bell, has been addressed. The county was notified through GVC and reflectors were added within a few days.
- b) The next Las Campanas Social, planned for March 3<sup>rd</sup>, will be an "Italian Night". This includes a dinner of Meat or Veggie Lasagna, Salad, Bread and Dessert. Bring your own beverage of choice and enjoy the fun program with Las Campanas friends and neighbors.
- c) A person concerned about overgrown vegetation on the Esperanza median was informed to contact GVC who will notify the proper agency to correct the situation.
- d) A person asked for an update on the homeowner that had trees trimmed in the wash. Due to the homeowner's health, his hearing with the Board has been delayed.
- e) CCA's rules are very clear...No Tree Trimming in Common Areas. A Tree Policy, for both Common Areas and Homeowner Areas, is posted on our website. [www.lascampanas.info](http://www.lascampanas.info)

**9. Announcements:** Following this board meeting, the Directors will have a short business meeting to elect officers.

**10. Adjournment:** It was moved, seconded and approved by all to adjourn the meeting at 1:32pm.

Respectfully submitted,

Sandy Bird, LCCA Secretary

Approved by motion on February 14, 2020