

MINUTES	BOARD of DIRECTORS MEETING LAS CAMPANAS COMMUNITY ASSOCIATION
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DATE: November 12, 2013

TIME: 9:00 A.M.

LOCATION: Abrego North GVR Center, Green Valley

ROLL CALL:

Directors Present:

Carol Bates-Smith	President
Bob Northrup	Vice President
Robert Dahm	Secretary
Michael Banks	Treasurer
Fred Pelton	
Scott Chancellor	
Paul Williamsen	

Management: Linda Hansen, Manager, and Bud Brick, Cadden Community Management

Homeowners Present: 14

QUORUM: (4) A quorum was present to conduct an official meeting.

CALL TO ORDER: Carol Bates-Smith called the meeting to order at 9:00 A.M.

APPROVE MINUTES: Board of Directors minutes of October 8, 2013: Motion to approve as amended made, seconded and passed unanimously.

FINANCIAL/MANAGERS REPORT: Linda Hansen presented the Financial and Manager's Report. On the CD maturing November 17:

Motion: To reinvest the funds of the maturing CD in a nine-month CD at .70% with Alliance Association Financial Services. Motion made, seconded and passed unanimously.

On the matter of the Association's insurance, it was agreed to defer this until the Board meeting in January 2014.

COMMITTEE REPORTS:

Nominating: Fred Pelton asked how Cadden Management (voted at last meeting to administer election of Board members) is to solicit nominations. It was pointed out that sending a letter to all homeowners would be very expensive. Linda Hansen said she needs the nominations by January 1st. It was agreed to have Bob Northrup distribute the self-nomination forms to each sub-association board president for distribution to the sub-association members. The self-nomination form will also be posted on the LCCA website. And it was agreed to not send letters on this to all homeowners.

Landscape: Fred Pelton reported:

- 1) Bi-monthly reviews continue by all committee members. August score 4.0 out of possible high of 5.0.
- 2) Hot Desert doing a great job.
- 3) Received three landscape bids for 2014: Hot Desert, Tumbleweed, and Complete Landscaping. Hot Desert's bid is for three years at the current contract price of \$1725 per month. **The Landscape Committee recommends the bid from Hot Desert be**

accepted. Hot Desert has received good reviews each month; it controls weeds primarily by manual removal rather than chemicals; and has a higher tree trimming level of 12 vs. 10 feet.

- 4) It is the committee's recommendation to improve the appearance of Desert Bell. The work would take place in 2015, 2016, and 2017. The main areas for improvement would be to add mounds and large boulders in the boulevard, reduce the density of trees and cacti, and add some areas of attractive ground cover. The work would take place by doing 1/3 each task each year. There will be no impact on the 2014 budget.

A homeowner of Solano expressed concerns as to why the master association is taking care of Desert Bell, which is county property. Board members maintained that an attractive Desert Bell enhanced the values of all homes in Las Campanas.

Motion: To accept the bid of and enter into a contract with Hot Desert Landscaping for three years at a price of \$1725 per month. Motion made, seconded and passed unanimously.

Website: Scott Chancellor reported the Board meeting agendas and back Board minutes were on the site. Scott announced that Holiday lights would be installed on November 26 at 3:30 P.M. and invited homeowners to help out.

Design Review: Bob Northrup reported still no conflicts of sub-association Design Guidelines with the master Guidelines. The next meeting is scheduled for Nov. 20th, 1:00PM at the West Center Room 1.

OLD BUSINESS:

- a. **Replacement of trees:** Fred Pelton submitted a policy on tree replacement.

Motion: To attach the submitted tree replacement policy to the Landscape Committee Charter. Motion made, seconded and passed unanimously.

After discussion, it was agreed the policy should be distributed to all the sub-associations for their acquiescence.

NEW BUSINESS:

- a. **Discussion and approval on Management contract:** Carol Bates-Smith reviewed the amended contract with Cadden Management as negotiated. She said the cost was substantially reduced because the Board will take on some of management's work, such as keeping minutes and doing the accounting.

Motion: To accept the amended contract with Cadden Community Management. Motion made, seconded and passed unanimously.

- b. **Budget:** Carol Bates-Smith stated there would be no reduction in the \$60.00 per homeowner assessment. The 2014 Budget was **tabled** to the next Board meeting.

NEXT MEETING: Board Meeting December 10, 2013, 9:00 A.M. at Abrego North Recreation Center.

ANNOUNCEMENTS: Carol Bates-Smith announced that Board meetings next year would be on the second Friday of each month at 1:00 P.M. at the Las Campanas center.

MEMBERS' COMMENTS:

- A homeowner thanked the Board for its service and assuming additional duties.

ADJOURNMENT: The meeting adjourned at 9:55 A.M. by proper vote.

Minutes prepared by: Bud Brick, Cadden Community Management