



Minutes of the Board of Directors Meeting

September 12, 2014

Call to Order and Roll Call: The meeting held at Las Campanas Rec Center was called to order at 1:00 pm by President Bob Dahm. All members of the Board were present so the quorum was established. Ten homeowners attended the meeting. Linda Hansen represented Cadden Management.

Approve minutes: A motion to approve the minutes of August 8, 2014 was made by Bob N, seconded by Scott and approved by all.

Financial Report: The financial report was presented by Mike Banks:

At the end of August, 2014:

Funds in Operating Account - \$31,597.22

Funds in Reserve Account - \$14,011.23

Total Assets - \$45,608.45

Budget Comparison:	Actual	Budget	Variance
Income:	\$ 28.62	\$ 51.00	\$ (22.38)
Expenses	\$4,405.60	\$5,060.00	\$ (654.40)

Manager Report: Linda Hansen gave her report beginning with contacting Carolyn Goldschmidt to look at the proposed "Architecture and Landscaping" rule. Carolyn rewrote parts of the Rules and Regulations and gave her opinion on the legality.

There is a problem with a string of lights between Solano and Sonoma. Robert Hodges the maintenance person, suggest the outlets need to be replaced with the appropriate outlet with a GFI. The Landscaping/Maintenance Committee will handle this.

The problem with the high water usage was discussed at length. It all boils down to Solterra using the water meter to maintain their plantings, and they are willing to take over the billing on it. A motion was made by Paul to relinquish the meter and have Solterra apply for a new meter from Community Water Service and ask Solterra to help with the billing for the lost water usage. This was seconded by Mike. 6 members voted for it and one abstained. Linda will act on our behalf with the Water Company.

Linda spoke with David Williamson about Block A. He intends to exempt these commercial enterprises from the architectural requirement. He also believes the commercial property is exempt from paying assessments. Until we get documents from Williamson, his intent is only words. The Villas of Green Valley presented their plans before Sonata and Sonata agreed it was acceptable. Villas at Green Valley own the property they are building upon. Article 6.1.5 of the CC&R's speaks to assessments and it not clear and we have homework to do.

Committee Reports:

Landscape/Maintenance: David Koss, the chairman was absent so there was no report. Mike asked if the gravel had been installed but it was determined that it was not installed exactly where it was supposed to be. The Committee will contact Hot Desert to remedy the situation.

Website: Scott reported that the website is running as usual.

Design Review: Bob N asked that the board approve having Robert Dahm and Paul Williamson on the Design Review Committee. After ascertaining that Bob and Paul were willing to serve, Mike moved and Bob Northrup seconded the motion to have both people on the Committee. All agreed

Old Business:

- a. **Update of Monument Repair:** The repair is mostly finished except for some minor touch-ups which will be completed Saturday, September 13. There is some overspray from the original paint job that the contractor will have the painter work on some more but other than that Scott is very pleased with the job that was done and is happy it looks so good again.
- b. **Update of letter to members regarding landscaping in Natural areas:** Carolyn Goldschmidt revised the Rules and Regulations of Architecture and Landscaping. Yes, we can assess penalties. A motion by Carol was made to publish the rules on the Website, send to the Presidents of the HOA's and send to all homeowners in the annual meeting packet. Second by Mike. After discussion the motion was withdrawn and a new motion was made by Mike to adopt the new Rules and Regulations of Architecture and Landscaping. Carol seconded and all Board members approved. The first motion was reiterated by Carol and seconded by Scott and all approved the motion.
- c. **ByLaw Review Committee Report:** Carol Bates Smith as chair and Katy Banks and Bob Northrup met and went through the Bylaws and formulated Amendments. After the Committee has analyzed everything and made sure it was correct, it will be sent to the Board Members. It will probably be put to a Board vote at the October meeting.
- d. **Block "A" Properties:** This was already discussed very thoroughly but Bob Dahm will call Bill Dycus to find out why he did not attend our meeting. Paul looked into the County documents and found five initial modifications but only the 6th one talked about a little section that was added to Block A, but nothing was changed by Williamson Corporation.

New Business:

- a. **Presentation on The Villas of Green Valley:** Mr. Dycus did not attend the meeting so there was no presentation.

Announcements: Next meeting will be October 10, 2014 at 1pm at Las Campanas Rec Center.

Homeowner comments: None. Scott asked if all the buffelgrass was sprayed. Paul and others commented that it was done and in fact there was some money left over so they added some spots. Paul believes that most is dying but will go out in the next week or two and catch some more green ones. Funding is underway for next year and the West Desert Preserve will be taken care of by the Mines.

Adjournment: At 2:00 p.m., the meeting was adjourned by President Dahm by motion that was made, seconded and approved.

Respectively submitted,

Carol Bates-Smith, Secretary