



Minutes of the Board of Directors Meeting

July 11, 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. Two Directors, Mike Banks and Joan Davis, were absent but a quorum of 5 was established. Six homeowners attended the meeting.

Approve minutes: A motion to approve the *corrected* minutes of May 9 was made by Paul, seconded by Scott and approved by all.

Financial Report: The financial report for May and June was sent via email by Mike Banks:

At the end of June, 2014:

Funds in Operating Account - \$40,012.46

Funds in Reserve Account - \$14,968.71

Total Assets - \$54,981.17

Budget Comparison:	Actual	Budget	Variance
Income:	\$ 47.33	\$ 75.00	\$ (27.67)
Expenses	\$3,468.78	\$4,555.00	\$(1,086.22)

Manager Report: Linda Hansen, representing Cadden Management, gave her report. She met with a committee to discuss the landscaping needed to prepare the Monuments for repairing. Hot Desert will take care of this without any added expense. She has tried unsuccessfully to contact the developer of the Villas of La Canada to reimburse us for the broken pagoda light. The directors asked her to send them a bill instead of calling. The new reserve analysis is now included in the resale disclosure documents. The Bush north of the Capistrano entrance has been dug out by the roots instead of just trimmed off. Hot Desert was instructed to transplant some of the excess volunteer cacti found in the Esperanza median to different medians.

Committee Reports:

Landscape/Maintenance: All the committee members are out of town so there was no report.

Website: Scott reported that it is still running. He requested a corrected minutes from May 9 and will post it on the website.

Design Review: Bob N stated there was nothing to report.

Old Business:

- a. **Bufflegrass Update:** Eddie Peabody, representing GVC, reported that when the right amount of green on the buffleggrass is showing, they will start spraying. There are listed priorities: First priority is the largest HOA which is the Legends with 14 acres

of open space. Two companies, AAA and Northwest Landscaping will be splitting the work. There are five volunteer monitors who will check the work and see who is doing the best job. San Ignacio Vista I and II and Madera Shadows are also part of Priority 1. Priority 2 is Desert Hills II, The Greens and The Springs. Priority 3 is Las Campanas Master Association. This would be for the two washes that run down to the Catholic Church.

GVC hired two contractors on the basis of the per day rate for 3-5 men working. There is only \$61,000 to use so when it runs out, they will have to try for another grant. As soon as the buffleggrass is green enough they will notify the HOA Presidents to let them know they are starting. There is a Priority 4 and 5 but that is really small stuff.

- b. **Update of Monument Repair:** Scott informed us that Efren stepped away from doing the repair. Therefore we only have L & M Custom whose bid is still active. It is under \$2,000. Carol moved and Paul seconded that we accept L & M Custom Paint Inc to do the monument repair. Approved by all.

This brought up the question of having a purchase order that Las Campanas can use in the future. We need this to happen so we are prepared.

- c. **Response to homeowner that did landscaping:** President Dahm informed the Board of the homeowner that employed a landscaping firm to trim trees, bushes and clean out one of the wash areas. Bob personally went and spoke to the homeowner after telling the landscaping firm to leave. He has called the County to find out what is involved. These washes are zoned Natural and are not to be disturbed by anyone or any organization. Bob looked up the CC&R's for confirmation and item 10.3 says we can fine a homeowner up to \$10,000 for failure to adhere to the CCR's. Homeowners can probably remove trash, broken off branches, and debris from the wash but they cannot trim or remove any bushes or trees. It was determined that (1) we need to establish a fine system, (2) we need to send a general letter to all the homeowners telling them the rules and fines, and (3) an individual letter to the homeowner in question telling that individual to cease and desist.

Paul will send the board members the fee schedule they have devised in Ventura. Bob Dahm will draft up a general letter to all the homeowners and draft an individual letter to the homeowner in question.

New Business:

- a. **By-Law Review:** This was suggested by Carol. She believed that the By-Laws need to be looked at to see if they need updating. All the Board members will review the By-Laws and email suggestions. Bob Northrup will check into Title 33 to see if anything needs to change because of that State law. We will put this on the agenda for September so that we can be ready for homeowners to vote on any changes when they get the January information.
- b. **Block "A" Properties:** The Villas of Las Campanas and the LDS Church are both on Block A. Do they or do they not fall under the dues schedule? Since churches are not commercial and are usually exempt from lots of things, how does this apply? We can

de-annex them if we want, but we need to determine what we want to do and what we are allowed to do. Linda will get information from people on how this should be handled. If they are to be part of our association, then they should have come to us with their designs so they could be reviewed. Evidently they did get reviewed and approved by GVC.

- c. **Political Signs:** A homeowner asked if they could put a political sign on Las Campanas property. A homeowner is allowed to put political signs on their own property according to Statute 33-1808, but not on our common areas.
- d. We discussed whether to have a meeting in August or September. IT was decided that we would keep the schedule as it is and at least two weeks before the scheduled meeting, we would see if there were any active items to handle. If there were none then we would cancel the meeting. Carol will email board members to see if anything should be put on the agenda and if the meeting is to be held.

Announcements: Next meeting will be August 8, 2014 at 1pm at Las Campanas GVR.

Homeowner comments: None

Adjournment: At 2:15 p.m., the meeting was adjourned by President Dahm.

Respectively submitted,

Carol Bates-Smith, Secretary