

<b>MINUTES</b>	<b>BOARD of DIRECTORS MEETING LAS CAMPANAS COMMUNITY ASSOCIATION</b>
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**DATE:** December 10, 2013

**TIME:** 9:00 A.M.

**LOCATION:** Abrego North GVR Center, Green Valley

**ROLL CALL:**

<b>Directors Present:</b>	Carol Bates-Smith	President
	Bob Northrup	Vice President
	Robert Dahm	Secretary
	Fred Pelton	
	Paul Williamsen	

<b>Absent:</b>	Michael Banks	Treasurer
	Scott Chancellor	

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

**Homeowners Present:** 13

**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 November 12, 2013: Motion to approve made, seconded and passed unanimously.

**FINANCIAL/MANAGERS REPORT:** Linda Hansen presented the Financial and Manager's Report. On the request of three Ventura West homeowners to trim trees along Desert Bell that overhang their properties, Fred Pelton said the Landscape Committee has surveyed the trees and recommends that Trees by Tom be hired to trim the trees on the west side of Desert Bell between Belltower and Calle de Oro. Fred said that allowing homeowners to trim trees hanging into their yard could damage the trees and make them look lop-sided. A homeowner suggested that in dealing with this issue in future it be decided on a case by case fashion and that anyone wanting such trees trimmed should submit a DMR to the Las Campanas Community Association Landscape Committee. The Board agreed with this approach.

**COMMITTEE REPORTS:**

**Nominating:** Fred Pelton reported that no nominations for the LCCA Board have been received.

**Landscape:** Fred Pelton reported that in 2014, 2015 and 2016 trees along Desert Bell will be thinned out. A question was asked about buffelgrass and it was pointed out that the eradication of buffelgrass in Las Campanas would be very expensive. The GVC grant for this work did not include Las Campanas, but the Board will continue to talk to GVC about getting part of any future grants. .

**Website:** Carol Bates-Smith said thanks were owed to Scott Chancellor for the Christmas decorations. Bob Northrup reported additional categories should be added to the website.

**Design Review:** Bob Northrup reported that the committee has gone over Solano CC&Rs and will review those of Las Campanas Village, Ventura West, and Capistrano in January. Bob

also reported the December meeting was canceled due to lack of a quorum and the review of all HOAs should be done by the February meeting, finishing with Sonoma and Sonata.

**OLD BUSINESS:**

- a. **2014 Budget:** Carol Bates-Smith distributed a draft budget drawn up by the Ad Hoc committee of herself, Michael Banks, and Robert Dahm. Carol reviewed the draft budget item by item: there are reductions for insurance and the management contract and the fountain will be turned off. She stated that another \$4,000 would be needed for weed spraying and to add another budget category labeled "Weed Control". Also, \$3000 was added to Reserves and the reserve requirements will be reviewed in the future.

**Motion:** To approve the draft budget as submitted, with the addition of \$4,000 for weed control, as the 2014 Budget. Motion made and seconded.

**Discussion:** There were questions about an audit. Carol Bates-Smith stated a volunteer committee will do an audit.

**Vote:** The motion was passed unanimously.

**NEW BUSINESS:** [None]

**NEXT MEETING:** Board Meeting January 10, 2014, 1:00 P.M. at Las Campanas Ocotillo room.

**ANNOUNCEMENTS:** [None]

**MEMBERS' COMMENTS:**

- A homeowner again raised the issue of LCCA doing maintenance on Desert Bell.
- The Solano HOA President described an on-going problem whereby one of the residents with a health condition requiring oxygen is bothered by an adjoining neighbor, who builds fires in their back yard. They have had no luck with assistance from the Fire Marshall and asked if the LCCA Board could assist with the problem. The Board determined it was the Solano HOA problem.

**ADJOURNMENT:** The meeting adjourned at 10:11 A.M. by proper vote.

Minutes prepared by: Bud Brick, Cadden Community Management