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| MINUTES | BOARD of DIRECTORS MEETING LAS CAMPANAS COMMUNITY ASSOCIATION |
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DATE: September 10, 2013

TIME: 9:00 A.M.

LOCATION: Abrego North GVR Center, Green Valley

ROLL CALL:

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| Directors Present: | Bob Northrup Robert Dahm Fred Pelton Scott Chancellor | Vice President Secretary |
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| Directors Absent: | Carol Bates-Smith Michael Banks Paul Williamsen | President Treasurer |
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Management: Linda Hansen, Manager, and Bud Brick, Cadden Community Management

Homeowners Present: 4

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

CALL TO ORDER: Bob Northrup called the meeting to order at 9:00 A.M.

APPROVE MINUTES: Board of Directors minutes of July 9, 2013: Motion to approve made, seconded and passed unanimously.

FINANCIAL REPORT: Linda Hansen presented the Financial and Manager's Report. Linda said the expenses were higher than expected because of higher insurance and landscape costs. Also:

- There was a question about reporting to the sub-associations: Should master Board members attend meetings of sub-boards? It was pointed out that most of the information would be posted on the master website. Robert Dahm suggested offering to each sub-association the attendance at a board meeting of one of the master Board members, if they want. This was agreed to and will be stated on the website.

COMMITTEE REPORTS:

Nominating: Fred Pelton presented a committee charter and said he is recruiting members. The charter was approved by the Board.

Landscape: Fred Pelton reported there are five members and they inspect Desert Bell at regular times. Fred said that Hot Desert is doing a very good job and asked Linda Hansen to tell them this. As for the toppled tree on Desert Bell, Linda Hansen pointed out that the HOA is not responsible for the land along the Las Campanas GVR Center or the land beside the White Elephant down to La Cañada. Linda said she has contacted GVR twice about the toppled tree on their property.

Website: Scott Chancellor reported the site was up and running. He listed some of the items now posted. Scott asked whether the email addresses and telephone numbers of master Board members should be listed with their names. It was decided to include only names and

email addresses. Linda Hansen suggested setting up a separate email address for the Board and all agreed.

Design Review: Bob Northrup reported the committee is in the process of gathering the design guidelines of the sub-associations to check on compliance with the master guidelines. He said that some of the subs are just using their CC&Rs instead of adopting their own guidelines.

OLD BUSINESS:

- a. **Lights not working:** Linda Hansen said these were the two at the end of Desert Bell by The White Elephant and would require trenching the street to lay new electrical line. It was agreed to abandon these two lights.

NEW BUSINESS:

- a. **Trees down along Desert Bell:** [Already]
- b. **Holiday lights at LC entrances:** Scott Chancellor reported that there used to be holiday lights and decorations put at the entrances every December, but this stopped two years ago. He asked whether the Board wanted to start installing them again. Robert Dahm said that Ventura used to put up the lights at the Esperanza entrance, but Ventura homeowners asked why they should be the only ones responsible. Linda Hansen reported the old lights and decorations were discarded as they were in poor condition and mostly non-functioning. Fred Pelton suggested telling the sub-associations that they should decorate their own monuments and that the master association put up something very simple at each end of Desert Bell. Scott said there was no electric power at the LaCanada monument. The matter was **tabled** for Scott to look into options and costs and report back.
- c. **Replacement of trees and landscaping if dies:** Scott Chancellor asked what the procedure is for trees along Desert Bell that die. Linda Hansen said there was no set procedure and no tree has ever been replaced. Also, Linda asked whether the Board wanted to increase "Plant Replacement" in the 2014 Budget. Fred Pelton volunteered to come up with options and procedures.
- d. **"Pickup after pets" signs:** Bob Northrup said this should be up to each sub-association and he personally does not like a lot of posted signs in the area. It was pointed out that the homeowner's concern was about the West Desert Preserve belonging to the mining company and so did not come under this Board's responsibility. It was agreed to post on the website county rules about picking up after pets and leashing of pets.

NEXT MEETING: Board Meeting October 8, 2013, 9:00 A.M. at Abrego North Recreation Center.

ANNOUNCEMENTS: [None]

MEMBERS' COMMENTS:

- A homeowner asked about plants blocking the view of those trying to turn on or off Desert Bell. Fred Pelton asked the homeowner to show him where.
- There was a discussion about the condition of county-owned streets in the community. Robert Dahm reported on the experience of Ventura and said the GVC has done a survey of the streets in Green Valley and drawn up a priority list of those needing work.

ADJOURNMENT: The meeting adjourned at 10:14 A.M. by proper vote.

Minutes prepared by: Bud Brick, Cadden Community Management