

MINUTES	BOARD of DIRECTORS MEETING LAS CAMPANAS COMMUNITY ASSOCIATION
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DATE: May 14, 2013

TIME: 9:00 A.M.

LOCATION: Las Campanas GVR Center, Green Valley

ROLL CALL:

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

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

Homeowners Present: 17

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 April 9, 2013: Motion to approve made, seconded and passed unanimously.

FINANCIAL REPORT: Linda Hansen presented the Financial and Manager's Report.

OLD BUSINESS:

- a. **Consider amendments to the Articles of Incorporation:** Carol Bates-Smith ruled the matter be **tabled** until Board members had more time to consider.
- b. **Mission Statement:** Carol Bates-Smith presented a draft Mission Statement for the association. In the discussion, one member thought the statement too long. Another said most of the items were in the By-Laws. And another questioned whether the Board should be "encouraging and facilitating social and recreational activities." A motion to adopt the first three articles of the Statement was made, but not seconded. Carol ruled the matter **tabled**.

NEW BUSINESS:

- a. **Appoint Landscape Committee:**

Motion: To form a master Landscape Committee and to appoint Fred Pelton as its chair. Motion made, seconded and passed unanimously.

- b. **Website:** Carol Bates-Smith asked Board members whether they thought the master association should have a website. All members indicated it should. Scott Chancellor volunteered to set it up.

c. **Ask each subdivision to appoint representative to attend master Board meetings:** Carol Bates-Smith reported she had emailed the request to the presidents of the subdivisions. A show of hands revealed that almost all subdivisions had representatives in attendance. Carol asked that they give their contact information to Bob Northrup.

d. **Adopt a Code of Conduct:** A draft Code of Ethics and Rules of Conduct for Board members was introduced.

Motion: To adopt the presented Code of Ethics and Rules of Conduct for Board members of the Las Campanas Community Association. Motion made, seconded and passed unanimously.

e. **Certificate of Deposit renewal:** Linda Hansen presented a list of available CDs.

Motion: To invest the funds of the recently matured CD in a six month .7% APY Special CD with Alliance Association Financial Services. Motion made and seconded.

In the discussion, some said the CD should be in a Green Valley bank.

Vote: Five in favor and two against. The motion passed.

f. **Homeowner concern regarding conflict of interest:** A homeowner raised the issue of a possible conflict of interest of one Board member who is a real estate agent. It was pointed out that the just adopted Code of Conduct required Board members to recuse themselves in the case of a possible conflict of interest. Many Board members and homeowners present stated that they could see no conflict. Carol Bates-Smith ruled that the matter had been adequately covered, the homeowner been heard on the matter, and that the Board agreed there was no conflict of interest.

g. **Bees:** A Solano representative reported a beehive in the irrigation system on land owned by the county, but maintained by the master association. Linda Hansen will arrange to have the bees removed. Bob Dahm reported on construction of some of the older homes that had spaces near the roofs that allowed bees to build nests and one homeowner who had to carry out major construction to remove the resulting beehives.

NEXT MEETING: Board Meeting June 11, 2013, 9:00 A.M.at Abrego North Recreation Center.

ANNOUNCEMENTS:

- Paul Williamsen spoke about a possible retainer contract with an attorney (presenting a description and offer by the law firm of Monroe McDonough Goldschmidt & Molla). Paul said it might be better and cheaper to have the master association enter into such a contract than for each of the subdivisions. He said the matter could be put off until 2014 so it could be budgeted for. A subdivision representative asked if they would have access to the attorney and Paul said yes, if the matter was of general interest to all subdivisions. Carol Bates-Smith ruled the matter **tabled** for further consideration,
- Carol Bates-Smith asked about sending articles to the local newspaper about Las Campanas issues. Bob Northrup said he will follow up, but could make no promises.

MEMBERS' COMMENTS:

- A homeowner raised the matter of the original house painting being inadequate and not holding up and asked whether any thought about bringing a class-action law suit against the builder. Carol Bates-Smith ruled that this is not a matter for the association.
- A homeowner asked about the responsibility for the washes between subdivisions, saying that some owners are trimming trees in the areas to improve their views. Linda Hansen said these areas were designated Undisturbed Open Areas and should not be disturbed including trimming trees. Linda said that if observed, Pima County Development Services can be contacted and if determined a violation has occurred, can levy fines.

- A homeowner asked about the Cadden Management contract and Linda Hansen said the contract between the master association and Cadden Management, as well as the complete financial statements are available to all Las Campanas homeowners at the Cadden office.

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

Minutes prepared by: Bud Brick, Cadden Community Management