



Minutes of the Board of Directors Meeting

May 9, 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 directors were present for the meeting. Six homeowners attended the meeting.

Approve minutes: A motion to approve the minutes of April 11 was made by Mike, seconded by Joan and approved by all.

Financial Report: The financial report for April was given by Mike Banks:

Funds in Operating Account - \$47,377.63

Funds in Reserve Account - \$14,956.19

Budget Comparison:	Actual	Budget	Variance
Income:	\$ 1.20	\$ 91.00	\$ (89.80)
Expenses	<u>\$ 4,227.11</u>	<u>\$ 5,365.00</u>	<u>\$(1,137.89)</u>
Net Income	\$(4,225.91)	\$(5,274.00)	\$ 1,048.09

He stated we were on schedule as far as income and expenses go.

Manager Report: Linda Hansen, representing Cadden Management, gave her report. She stated the irrigation leak in the Desert Bell median had been repaired. PVC pipe is jutting 4" above the land so they will be easy to find. The construction company working east of Sonata broke one of our pagoda lights. Linda contacted them and they will reimburse us for the cost to repair it. A copy of the LCCA reserve study was sent to the Solano president as requested. Linda will be absent and on vacation on our June and August meeting.

Committee Reports:

Website: Scott reported that it is running. He requested an adjusted agenda and will post it on the website.

Design Review: Bob N reported the Design Review committee is dormant at this time. There is no need for action, but when there is they will call a meeting.

Old Business:

- a. President Dahm stated the Landscape committee has a charter that required there be five to nine people on the Landscape Committee. He asked that the Board consider changing that to three to nine people. Paul moved, Scott seconded and the Board approved this change. Then President Dahm announced that there are three people on the Committee (David Koss, Katy Banks, and Joan Davis). David Koss has agreed to be the Landscape Chairman.

- b. Scott presented three bids for the monument repair. The third bid from Efren Coronado was for \$2,120. Last month we had received the bids from Jeffrey's for \$5,016.99 and L & M Custom Painting for \$2,490. The board discussed the bids, got recommendations for Efren. Scott mentioned that eventually we should consider putting in electricity at the Desert Bell Monument so it can be decorated. Some landscaping needs to be done before painting should start. Carol made a motion to approve Efren's bid based on having a contractor's license. Seconded by Scott and approved by all. Scott will contact Efren and Carol will investigate to see if Efren has a contractor's license. A question arose as to who owns the land under the Desert Bell monument. Paul volunteered to check on it. Scott will ask Hot Desert to do the required landscaping so the monuments can be repaired.
- c. Follow up on Bufflegrass was a comment from several about the article in the Green Valley News. Paul obtained a Homeowner's Association Consent Form Release and Agreement and signed for our HOA and turned it in. He stated that GVC has a large map in their offices showing where the hot spots are for Bufflegrass. Bob Dahm will be the liaison for the GVC Foundation.

New Business:

- a. President Dahm gave a review of the paperwork that was e-mailed out to the Board members showing what action the Reserve Report Committee had done. The data has been updated to current standards and organized to show what each item really is and when it is to be fulfilled. He believes the RDA Company did not show good judgment regarding paint in Arizona and felt the life was too long so the committee shortened it up. He also felt that RDA used boiler plate items that were not applicable to Arizona. Comments made that gravel should be an annual maintenance item, not a reserve item. The attached committee report shows what the Reserve Report should cover. It was moved by Scott and seconded by Paul that the Board accept the updated reserve fund as proposed by the Committee. All board members approved.
- b. An added item under new business was the frequency of Board meetings. After some discussion it was decided to forego the June meeting and meet in July and see if that is viable. Any emergency action can be taken care via e-mail and approved at the meeting following.

Announcements: Next meeting will be July 11, 2014 at 1pm at Las Campanas GVR.

Homeowner comments: A homeowner complained about a sign that said "no trespassing" that is in front of the San Miguel monument. The Board determined it was San Miguel's problem. Another homeowner gave photos to Bob Dahm about the problem with overgrown bushes on Desert Bell as you turn into Calle de Oro. Bob will give the Landscape Committee the pictures and let them determine what to do.

Adjournment: At 2:05 the meeting was adjourned by President Dahm.

Respectively submitted,

Carol Bates-Smith, Secretary