



Date: December 9, 2016
Time: 1:00 PM
Place: Las Campanas GVR Center, Ocotillo Room

1. **Call to order and Roll Call:** President Bob Dahm called the meeting to order at 1:00 pm. Attending was Bob Dahm, Carol Bates-Smith, Mike Banks, Scott Chancellor, Paul Williamsen, Richard Davis and Joe Gulvezan. Linda Hansen represented Cadden Management. 12 homeowners attended the meeting.
2. **Approved Minutes:** The minutes of November 4 were approved by motion from Paul, second from Joe and all voted aye.

3. **Financial Report:** Presented by Mike Banks: As of November 30, 2016

Funds in Operating Account:	\$ 57,515.83
Funds in Reserve Account:	\$ 15,992.14
Total Assets:	\$ 73,507.97

Budget Comparison:	Actual	Budget	Variance
Income	\$ 12.01	\$ 16.00	\$ (3.99)
Expense	\$3,454.42	\$4,515.00	\$(1,060.58)

Our CD was reinvested at Commerce Bank for 15 months. \$110 will be transferred to the Reserve Account this month. The annual invoices to the 10 HOA's will go out at the end of this month.

4. **Manager's Report:** Linda Hansen reported on the following:
 - The gravel on Desert Bell between Solterra and Sonata has been installed as of today and the area was already cleaned up.
 - Las Campanas Village's management company has asked for an Architectural Request Form to paint the lettering on their monuments. Linda reported that she felt there was more involved and has sent the Form to them but has not yet received it.

5. **Committee and Liaison reports**

- a. **Landscape/Maintenance** – Scott had lots to report.
 - 1) The committee met on 11/29 and decided to recommend to the Board that all trees and plants that die or become sick will be removed and replaced. They should be replaced with Mesquite or Palo Verde trees. Replacement trees should be about 15 gallon so they will be easier to get reestablished. A downslope would use a Texas Ranger instead of a tree. Texas Rangers would replace any dead bushes as they are the low water type. A small number of replacements would require hand watering for the first few years. A larger group would require we look into irrigation through a temporary line.
 - 2) The committee would like to remove the acacia tree on Desert Bell that has been pruned back to the trunk. This would be done in early spring. The cost to replant a 15 gallon mesquite or Palo Verde would be \$198 planted. Watering weekly would cost \$27.50 per month as an additional charge to maintenance contract per Hot Desert Landscaping. Tree and stump removal is \$150 from Monstrosity tree service.
 - 3) The committee would like to invite each HOA Landscape Chairman to join the committee and come to the meetings. Their next meeting is January 6th at 1 p.m. at the

Realty Executive office.

- b. **Website** – Scott reported it is still up and running.
- c. **Design review** – Considering Linda’s report, Bob said he will call a meeting as soon as the Architectural Request Form is returned.
- d. **Nominating** – Sandy Bird has sent in all the paperwork to put her on the nomination list.
- e. **Green Valley Council** – Paul announced that retiring county Deputy Administrator, John Bernal, was honored by the GVC. The GVC budget was approved. They will work on efforts to re-sign up HOA’s that have left and others that are not yet members. New Supervisor elect, Steve Christy vowed to attend all GVC Board meetings. Southwest Gas has been mandated to remove all vacated gas line stubs and cap. GVC has the schedule for all the HOA’s. Health and Human Services Committee is recruiting to induce medical practitioners to consider the Green Valley area. New GVC committee chairs are Eddy Peabody for Traffic & Arroyos Committee and Dick Roberts for Planning and Architecture. Next meeting is December 15 at Desert Hills.
- f. **Green Valley Recreation** – Bob reported that they are establishing a Fit and Fun Day on January 29 to have every club give a presentation about themselves.

6. Old business

- a. **Landscaping Plan Update and need for a professional arborist.** Scott previously outlined the committees’ update and there is a master gardener on the committee.
- b. **Gravel Addition to the Solterra area.** This was covered in Linda’s report.
- c. **Wiring repair at Esperanza Monument:** This has been completed by Robert Hodges. It was just a break that when fixed rendered the monument back to business. However, eventually it will need to be completely redone.

7. New business

- a. **Annual meeting details:** It was decided that we would not have a speaker. The agenda will be the same as usual. It will be held February 10, 2017 in the Cottonwood room at 1:00 p.m.

8. Announcements: Next Meeting January 13, 2017 at Las Campanas GVR at 1 pm in the Las Campanas Recreational Center.

9. Member comments: None except Robert Hodges needs to fix a lighting problem at the Solano Monument.

10. Adjournment: Meeting adjourned at 1:39 p.m. with a motion from Mike, second by Scott and approved by all.

Respectfully submitted,

Carol Bates-Smith, Secretary

Approved by motion on January 13, 2017