



Date: July 8, 2016  
Time: 1:00 PM  
Place: Las Campanas GVR Center, Ocotillo Room

1. **Call to order and Roll Call:** Called to order at 1:00 pm with Michael Banks, Scott Chancellor, Bob Dahm, Paul Williamsen, Richard Davis, and Carol Bates-Smith present. Joe Gulvezan was absent. Cadden Management was represented by Linda Hansen. Five homeowners were present.
2. **Approved Minutes:** A motion from Paul and seconded by Scott to approve the minutes of May 13, 2016 was made. However, a spelling error was pointed out by President Dahm, so the first motion was rescinded. The second motion made by Paul and seconded by Scott was to approve the amended minutes. Approved by the Board.

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

Funds in Operating Account:		\$ 78,672.65	
Funds in Reserve Account:		\$ 15,945.66	
Total Assets:		\$ 94,618.31	
Budget Comparison:	Actual	Budget	Variance
Income	\$ 16.39	\$ 117.00	\$ (100.61)
Expense	\$3,302.63	\$5,765.00	\$(2,462.37)

4. **Manager’s Report:** Linda presented the Manager’s report. She had two bids for repairing the wall behind lot 23 in San Miguel. Two different methods were priced and the Board began discussing the matter. The grouted rip-rap would be the preferred method which was prescribed by Ventana Landscaping for \$1,560.00. Hot Desert bid \$1,680.46 but would put in a concrete section that would carry away the water better. Scott made a motion to accept Hot Desert’s bid due to our relationship with Hot Desert and it was seconded by Dick. Questions about further circumstances causing more of these types of potential risks were raised. Also is this really our property? Part of the property is with the Land Trust and not Las Campanas property as yet. After discussion it was determined that more information was needed.

- a. Where is the property line?
- b. What is the potential risk in the future for more claims?
- c. Is it really normal erosion as stated by Meritage?

Scott volunteered to research the questions. The motion was tabled until the next meeting. Linda continued with her report. She has had new signs made up to announce the meetings and it includes the website address. She also provided a schedule of all the meeting dates for 2017. They are Jan 13<sup>th</sup>, Feb 10<sup>th</sup>, Mar 3<sup>rd</sup>, Apr 7<sup>th</sup>, May 12<sup>th</sup>, Jun 9<sup>th</sup>, Jul 14<sup>th</sup>, Aug 11<sup>th</sup>, Sep 8<sup>th</sup>, Oct 13<sup>th</sup>, Nov 3<sup>rd</sup>, Dec 8<sup>th</sup>. All would be on a Friday at 1:00 at Las Campanas Rec Center.

5. **Committee and Liaison reports**

- a. **Landscape/Maintenance** – Scott reported there was nothing new. He talked to Hot

Desert and they are just cruising along and will prune more at the top of the distressed trees.

- b. **Website** – Chair Scott reported there is nothing new with the website.
- c. **Design review** – Bob Dahm, Chair, reported nothing going on.
- d. **Nominating** – No committee as yet but one must be formed soon as Board members Bob Dahm and Mike Banks are willing to run again, but not Carol Bates-Smith or Joe Gulvezan.
- e. **Green Valley Council** – Paul summarized the last GVC meeting until September on May 16.  
GV Council stated it would not pay for buffleggrass removal. It would be up to each HOA.
- f. **Green Valley Recreation** - Bob Dahm did not pursue the last meeting due to health reasons.

#### 6. Old business

- a. **Report on distressed trees on Desert Bell:** This is in a holding pattern and we will not replace any yet.
- b. **Buffleggrass control efforts:** This will be taken up later as soon as it is determined where some removal needs to be done.
- c. **Linda to obtain bid for work on San Miguel erosion problem:** This was discussed thoroughly under the Manager's report.
- d. **Implications of new ARS changes effective 8/6/16.:** Linda handed out a sheet summarizing the new ARS rules that pertain to HOA's. The only one that really applies to us is the electronic voting. She gave a brief rundown of each.

#### 7. New business

- a. **Margaret from Hot Desert to attend meeting.** Scott did not contact her for this meeting but will see if she can attend the next as a guest speaker.

8. **Announcements:** Next Meeting August 12, 2016 at Las Campanas GVR at 1 pm in the Juniper Room or a similar room.

9. **Member comments:** Scott will check into some cactus that were dumped behind the Esperanza Monument (but really may have been washed down in a heavy rain). Paul is checking for tree debris near the water tanks.

10. **Adjournment:** Meeting adjourned at 1:50 p.m. with a motion by Mike and seconded by Carol and approved by all.

Respectfully submitted,

Carol Bates-Smith, Secretary

Approved by motion on August 12, 2016