

<b>MINUTES</b>	<b>BOARD of DIRECTORS MEETING LAS CAMPANAS COMMUNITY ASSOCIATION</b>
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**DATE:** October 8, 2013

**TIME:** 9:00 A.M.

**LOCATION:** Abrego North GVR Center, Green Valley

**ROLL CALL:**

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

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

**Homeowners Present:** 16

**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 September 10, 2013: Amended: (1) Nominating Committee – add “which was approved” after “charter;” (2) Website – delete “and telephone numbers” in second line; (3) Next meeting – October 8. Motion to approve as amended made, seconded and passed unanimously.

**FINANCIAL/MANAGERS REPORT:** Linda Hansen presented the Financial and Manager’s Report.

**COMMITTEE REPORTS:**

**Nominating:** Fred Pelton recommended having the management company handle the election of Board members.

**Motion:** To have the management company administer the election of members of the Board of Directors. Motion made, seconded and passed unanimously.

**Landscape:** Fred Pelton:

- 1) Said the committee is inspecting Desert Bell twice a month;
- 2) Reported that Hot Desert is doing a good job of trimming the trees along Desert Bell;
- 3) Requested management to obtain bids for landscaping for 2014 and present them to the Board; and
- 4) Presented a “Board requested paper to cover the issue of Tree replacement in LCCA.” Fred promised to submit a plan and cost of replacement and the issue was **tabled** to the next Board meeting.

A homeowner asked about the removal of buffelgrass in the washes. He stated the LCCA is not eligible for any of the \$61,000 in grant monies obtained by the Green Valley Council because LCCA was not an HOA and did not participate in the original buffelgrass survey.

Fred Pelton suggested getting a bid for buffelgrass removal in the washes. Linda Hansen will obtain a bid.

**Website:** Scott Chancellor reported that the website was very basic and he is looking for contents. He said the websites for some of the sub-associations have been linked. The LCCA board meeting minutes will be posted after they are approved.

**Design Review:** Bob Northrup reported so far that none of the sub-association guidelines conflicted with the master ones. He said the committee will next meet to review the Soltera guidelines.

#### **OLD BUSINESS:**

a. **Holiday Lights at LC entrances:** Scott Chancellor said they had three options: lights and decorations, lights only, or nothing. He recommended placing just lights on a couple of trees and saguaros at the entrance. He said the cost would be around \$400 for lights and extension cords. Inexpensive smaller lights would cost half as much. He said there is also the issue of storage and a storage unit could be rented for \$35.00/month.

**Motion:** To appropriate \$250 for the purchase of the smaller lights and extension cords. Motion made, seconded and passed five votes to two.

b. **Replacement of trees:** [Already, see Landscape Report]

#### **NEW BUSINESS:**

a. **2014 Budget:** Linda Hansen presented a draft 2014 Budget. Carol Bates-Smith asked Board members to review the draft and proposed discussion of it at the November meeting. The variables in the budget are insurance, landscape contract and management contract. It was agreed the HOA secretary will take the minutes versus a Cadden employee.

b. **Management contract:** There was a discussion of the contract, but no decision made. Carol also proposed an ad hoc committee of herself, Michael Banks, and Robert Dahm to review management contract.

**NEXT MEETING:** Board Meeting November 12, 2013, 9:00 A.M. at Abrego North Recreation Center.

**ANNOUNCEMENTS:** [None]

#### **MEMBERS' COMMENTS:**

- A homeowner raised an issue of erosion problems in Soltera. It was stated this is the responsibility of Solterra and their management company should be contacted.

**ADJOURNMENT:** The meeting adjourned at 10:02 A.M. by proper vote.

Minutes prepared by: Bud Brick, Cadden Community Management