

MINUTES	BOARD of DIRECTORS MEETING LAS CAMPANAS COMMUNITY ASSOCIATION
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DATE: April 9, 2013

TIME: 9:00 A.M.

LOCATION: Abrego North GVR Center, Green Valley

ROLL CALL:

Directors Present: Michael Banks
Carol Bates-Smith
Robert Dahm
Bob Northrup
Fred Pelton
Paul Williamsen

Directors Absent: Scott Chancellor

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

Homeowners Present: 8

QUORUM: (4) A quorum was present to conduct an official meeting.

CALL TO ORDER: Linda Hansen called the meeting to order at 9:00 A.M.

ESTABLISH TERMS OF OFFICE: On proper vote, the following terms of office were decided:

Two year terms: Michael Banks, Carol Bates-Smith, Robert Dahm, Bob Northrup

One year terms: Scott Chancellor, Fred Pelton, Paul Williamsen

ELECTION OF OFFICERS: On proper nominations and seconds, the following were duly elected:

President: Carol Bates-Smith
Vice President: Bob Northrup
Secretary: Robert Dahm
Treasurer: Michael Banks

FINANCIAL/MANAGER'S REPORT: Linda Hansen presented the Financial and Manager's Report. Linda pointed out that the Reserves CD matures the end of April.

NEW BUSINESS:

a. Authorize bank signors:

Motion: To authorize the four officers to sign all bank instruments requiring signatures for Las Campanas Community Association. . Motion made, seconded and passed unanimously.

b. Establish/Publish Board meeting dates: Linda Hansen stated that Abrego North Recreation Center had been reserved for 9:00 A.M. on the second Tuesday of each month, for the remainder of the year. It was agreed to hold the Board meetings at that time and dates. It was

agreed that all homeowners had to be informed of the meeting dates and time and this would be done through use of sign boards on Desert Bell, the GV newspaper and possibly the sub-association's newsletters. Carol Bates reported she made contact or left phone messages for all the sub-association's board presidents informing them of the meeting date.

- c. **Establish committees:** On proper vote, the following committees were formed and staffed:

Nomination Committee: Fred Pelton to chair
Finance Committee: Michael Banks to chair, Robert Dahm to be member.

Paul Williamsen suggested a Design Review Committee should also be formed. This will be reconsidered at next month's meeting.

- d. **Consider amendment to Articles of Incorporation:** It was agreed to have an ad hoc committee to review the Articles of Incorporation for possible amendments. Bob Northrup, Robert Dahm, and Carol Bates-Smith agreed to serve on the committee.
- e. **Consider Mission Statement:** Fred Pelton presented a proposed Mission Statement for Board members. It was agreed to **table** the issue for members to have time to consider the wording.
- f. **Contracts:** Linda Hansen reported on two contracts to consider:
- **Management:** Term until December 31, 2013—It was agreed that no decision was necessary at this time.
 - **Landscaping:** Contract ended March 15 and is currently on a month-to-month basis.

Motion: To extend the landscaping contract with Hot Desert to the end of the year, at the same rate as under the previous contract. Motion made, seconded and passed unanimously.

It was agreed that Cadden Management would be the only contact for the landscaping company.

- g. **Request from Sonata homeowner to replace ocotillo on Desert Bell:** Linda Hansen reported an ocotillo died and was removed on Desert Bell, which is technically Sonata common area. However, the Las Campanas Community Association has always maintained the land along Desert Bell. Robert Dahm pointed out that there is only \$300 in the budget for plant replacement. After discussion:

Motion: To rescind the previous motion concerning extension of the landscape contract and to specify that the landscaping contract with Hot Desert be extended to the end of the year so long as Hot Desert agrees to replace, at no additional cost to the association, the ocotillo in question and maintain it until it is established. Motion made, seconded and passed unanimously.

There was a discussion about which areas on Desert Bell are sub-association's common areas and which areas are actually owned by homeowners. It was suggested this situation be reviewed by the Landscape Committee once established.

NEXT MEETING: Board Meeting May 14, 2013, 9:00 A.M. at Abrego North Recreation Center.

ANNOUNCEMENTS: [None]

MEMBERS' COMMENTS:

- How to get minutes to all homeowners? Possibly on a website. Once approved, the minutes can be distributed to the sub-association's board presidents.
- Can master dues be reduced based on the number of homes built? Linda Hansen said the developers were contributing to the short-falls and it will take a few more houses to break even.

- Robert Dahm recommended that each sub-association be asked to send a representative to these meetings.
- Linda Hansen was asked by the Board to request Las Campanas Recreation Center for the 2014 Board meetings.
- A homeowner inquired as to why “no trespassing” signs were installed in Ventura on Calle de Oro.

ADJOURNMENT: The meeting adjourned at 10:13 A.M. by proper vote.

Minutes prepared by: Bud Brick, Cadden Community Management