

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

TIME: 9:00 A.M.

LOCATION: Abrego North GVR Center, Green Valley

ROLL CALL:

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

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 June 11, 2013: Motion to approve made, seconded and passed unanimously.

FINANCIAL REPORT: Linda Hansen presented the Financial and Manager's Report. Also:

- Item #2, San Miguel: Michael Banks reported on the issue and it was agreed that it was an issue for San Miguel HOA.
- Item #3, Lights along Desert Bell: Linda Hansen described the problem with underground wiring. The mater was **tabled**.

GUEST: State Representative Andrea Dalessandro spoke about a Senior Scam Prevention program and upcoming seminars covering it.

COMMITTEE REPORTS:

Nominating: Fred Pelton presented a proposed Nomination Committee charter and asked Board members to look it over and give him any suggestions.

Landscape: Fred Pelton presented a report of the status of landscaping along Desert Bell. He recommended hiring Trees By Tom to trim the trees along Desert Bell.

Motion: To hire Trees By Tom to trim and thin out the upper branches of the trees along Desert Bell, for two days, at a cost not to exceed \$1,650. Motion made, seconded and passed unanimously.

Website: Scott Chancellor reported the website was up and running and the name had been secured at a cost of less than \$100. There were suggestions for what should be posted on the site, such as: Board members' email addresses; A calendar of Board meetings;

Documents such as the CC&RS, By-Laws, and Design Guidelines; Committee contacts; Addresses of websites of sub HOAs; and Nominating forms for the Annual Meeting.

Design Review: Bob Northrup reported the committee had met and was preparing a charter. He emphasized that the major function of the committee is to ensure that the Design Guidelines of the sub HOAs do not conflict with the master Design Guidelines. He stated the committee meets on the 3rd Wednesday of the month.

A homeowner asked about having trees that were not on the Master permitted tree list. Bob said that although the Master prohibited tree list had to be conformed to, the Master permitted tree list could always be added to on application to the Master DRC.

OLD BUSINESS:

a. **Approval of Landscape Charter:** [Approved at the June meeting]

b. **Approval of Design Review Committee Charter:**

Motion: To approve the Charter of the Design Review Committee as submitted. The motion was made and seconded.

Discussion: Recommendation to amend the charter to substitute for “will monitor” the words “will ensure that all HOA Design Guidelines are in compliance with the master Design Guidelines.”

The original motion was withdrawn and the following substituted:

Motion: To approve the Charter of the Design Review Committee with the changes that were agreed to today. Motion made, seconded and passed unanimously.

NEW BUSINESS:

a. **Explanation of SB 1454:** Linda Hansen presented a summary of new Arizona laws that affect HOAs, prepared by the HOA attorneys. Linda went over them, especially SB 1454, HOA Omnibus Bill.

b. **Schedule of Board meetings:** Carol Bates-Smith reported on a survey of members as to when Board members could all meet. The 4th Tuesday AM, the 4th Thursday PM and the 2nd Friday PM were the best times for all Board members. Linda Hansen will contact GVR to try to secure these times at the Las Campanas GVR Center.

c. **GVR Contact:** Bob Northrup agreed to be the secondary contact for GVR reservations.

d. **Sub-association’s board meetings:** Bob Dahm will obtain the dates for the sub-association’s board meetings to see if a representative from the Master Board can attend the meetings.

NEXT MEETING: Board Meeting September 10, 2013, 9:00 A.M. at Abrego North Recreation Center.

ANNOUNCEMENTS: [None]

MEMBERS’ COMMENTS: [None]

ADJOURNMENT: The meeting adjourned at 10:08 A.M. by proper vote.

Minutes prepared by: Bud Brick, Cadden Community Management