

Las Colinas

Condominium Owners' Association

1600 N. Wilmot
Tucson, AZ 85712
520-390-2310

2023 November Special Report

	<u>2023 Budget</u>	<u>Nov. Budget</u>	<u>Nov. Actual</u>
Income:			
Dues,	\$667,000.00	\$ 55,600.00	\$ 57,000.00
Non-dues Reimbursements	<u>\$ 20,000.00</u>	<u>\$ 1,700.00</u>	<u>\$ 3,500.00</u>
Total	\$687,000.00	\$ 57,300.00	\$ 60,500.00
Expense:			
(A) General and Administrative	\$ 12,000.00	\$ 1,000.00	\$ 184.00
(B) Insurance	\$ 105,000.00	\$ 8,800.00	\$ 12,700.00
(C) Common Area Facilities	\$ 70,000.00	\$ 5,800.00	\$ 4,800.00
(D) Utilities	\$ 185,000.00	\$ 15,400.00	\$ 15,100.00
(E) Common Area Maintenance	\$ 110,000.00	\$ 9,200.00	\$ 17,800.00
(F) Common Area Projects	<u>\$ 100,000.00</u>	<u>\$ 8,300.00</u>	<u>\$ 7,100.00</u>
Total	\$582,000.00	\$ 48,500.00	\$ 57,700.00
Reserve:			
Reserve Projects	<u>\$105,000.00</u>	<u>\$ 8,800.00</u>	<u>\$ 2,800.00</u>
Total	\$687,000.00	\$ 57,300.00	\$ 60,500.00

Notes: Looking through the eyes of someone who reads financials for a living, what jumps out?

- 1.) Budget to Actual tracks pretty tight. Their fingers are on the financial pulse. (Except the expected insurance increase.) Over twenty years with the current Board, that is how it has always been.
- 2.) Collecting over 100% of dues, obviously no collection problem here. Again, the Association has been squarely in the black, every year for the last twenty years.
- 3.) Hmm, non-dues reimbursements. What is that? Laundry room money that would have left our property to profit an investor in laundry vending. Instead it stays here. Our quarters turn around and go into improvements for our property. Instead of Transfer Fees and Disclosure Fees profiting an outside property management company, that money goes straight into Las Colinas. The Board made this happen. It is up to almost \$40,000.00 a year now, because we reduced processing fees in 2023.
- 4.) Over budget – for Revenue! This Community is rocking it. Consistent financial performance through every challenge for over 20 years.
- 5.) G&A, Insurance, and Utilities are low relative to similarly situated properties. This Board is managing expenses. Insurance and utilities have gone up everywhere -- to be expected.
- 6.) Money is going into the property. Just where we want to see it go – whether you are an owner, mortgage company, or insurance company. The long term value of the property is the goal.
- 7.) Oops, not enough left over for the future – this Community better be doing a dues increase.

Payments made for the month of November 2023

<u>Code</u>	<u>Date</u>	<u>Check#</u>	<u>Amount</u>	<u>Payee & Purpose</u>
(C)	11/01	xxx456	\$ 1,909.50	Republic Services – Trash
(E)	11/03	xxx457	\$ 200.00	Camerman – Repairs
(E)	11/03	xxx458	\$ 1,023.26	Ace Hardware – Repair supplies
(E)	11/03	xxx459	\$ 5,000.00	Agile Plumbing – Bldg 29 broken hot water line
(E)	11/03	xxx460	\$ 300.00	Camerman – Repairs
(E)	11/03	xxx461	\$ 745.78	Ferguson – Plumbing supplies for Bldg 19 repairs
(E)	11/03	xxx462	\$ 275.00	Northwest Exterminating – Bee removal
(A)	11/03	xxx463	\$ 183.00	Centurylink – Communications
(E)	11/03	xxx464	\$ 187.00	Truly Nolan – Common area pest treatment
(E)	11/05	xxx465	\$ 400.00	Camerman – Repairs
(E)	11/07	xxx466	\$ 300.00	Torres – Grounds
(B)	11/09	xxx467	\$12,685.00	Farmers – Blanket Hazard/D&O/Fidelity policies
(C)	11/17	xxx468	\$ 2,932.04	Economy Pools – Pool repairs
(E)	11/17	xxx469	\$ 400.00	Camerman – Repairs
(E)	11/30	xxx470	\$ 1,488.75	Burlavin Industries – Roof maintenance
(E)	11/30	xxx471	\$ 439.00	Oracle Energy – #29 boiler sensor replacement
(D)	11/30	xxx472	\$ 2,683.00	Southwest Gas – Boilers & dryers
(D)	11/30	xxx473	\$ 2,098.01	Tucson Electric Power – Water pumps, lights
(D)	11/30	xxx474	\$ 10,295.37	City of Tucson – Water, Sewer, Environ.
(E/F)		ACHdebit	\$ 11,020.72	Paychex – Payroll
(E/F)		ACHdebit	\$ 3,139.24	Paychex – Payroll taxes, Workman's Comp.
			\$ 57,704.67	

That is where it all went. Common area maintenance is up in November because it is a good month to do it – the coatings we use can not be applied when it is too hot, or too cold, or too wet for them to apply properly. Administration will increase in December with the mailings. At the November meeting someone actually said, "How do we know that is the amount of the insurance bill?" OK, a copy of the pay-stub for the Insurance payment, and the other big bill, the one for water & sewer, is included on the back of the Notice of Assessment. The numbers are what we said they were. Further, these numbers tell you their story. The numbers say it is crystal clear that to continue to meet our shared obligations under the CC&Rs – the dues must be increased.

The purpose of financials is to provide an understanding of the condition of the entity. Our financial performance has been consistent over two decades. The purpose of the monthly meeting is so the owners can see how we are planning for, and spending, the non-routine items. That is where the discussion and understanding of the Board's financial decisions are designed to be, both by contract and by law. **That is definition of transparency.** We go beyond that, by posting the minutes on our web-site for those who can not attend. And because most of us live here – you can see the water line getting repaired. You know the utilities are getting paid – you are using them. You can get a declaration page from the insurance company when your mortgage company requests it.

We once had a management company who provided lots of detail. It resulted in meetings consumed by petty arguments over the cost of a hammer. Suffice to say, the important issues were ignored, to the deterioration of the property. Our Board has spent 20 years cleaning up after the mess that approach produced. If, as a Community, we want to be here 30 years from now, we have to focus on getting there – or we won't make it. We have complex problems that must be addressed, which the Board continues to address. That is where our attention needs to be.

Choices Have Consequences

We have Board members who are on fixed incomes. If we live long enough, that is where we will all be. This why dues increases are always scary. **But a future, without Las Colinas, is a lot scarier.** Just like with your car there are urgent repairs – like brakes and steering that you have to scramble to pay. Then there is all the regular maintenance – like oil and filter changes, battery replacement. Finally there are routine expenses like insurance and annual tags. If you don't keep up with it – pretty soon you don't have a car anymore. This is the same. Let the maintenance slide on your home, and the day of reckoning comes as well.

We work very hard, every day, to find the best way to spend each dollar. For 14 years we were able to stay in front of it, with revenue creation and cost savings. This latest round of cost increases outstripped us, and everyone else. (Look at where rents went.) If there is a easier, cheaper living solution than Las Colinas, we would like to know about it. Because people have searched locally, nationally, and even internationally, and bought here because they couldn't find a better deal.

Our Board spends thousands of hours in research and studies new methods, new ideas, new products to save us money. We choose contractors and lawyers on the cutting edge of their fields, and we benefit from their innovations. Our Community IS on the cutting edge, and proud of it. There is no miracle fix hiding out there. We have had 8 meetings this year. No one has brought a single new idea to the Board. We have heard old, tired, failed ideas that have lost money here, and everywhere. We have heard shooting from the hip ideas that would cost money, not save it. No one has a magic wand or a crystal ball. It is just hard work, every day, to try to optimize limited resources – to meet infinite needs.

There is a popular holiday movie, *"It is a Wonderful Life"* where someone gets to see what his community would have looked like had he not made the choices he did. A decade ago we were offered a fork in the road. There were people who proposed change then too. Our Community chose overwhelmingly for continuity. It isn't a movie for us, it is reality. We get to look over the fence and see the consequences. Monaco chose that same outside management company, and goal of low dues, that some people wanted to see tried here. Those same choices Las Colinas rejected. A decade later, who looks over the fence with regret? We see a Monaco driven by those choices into bankruptcy, receivership, and over-run with crime. But there is more to the story than that. Let us explore the details that created two such different outcomes.

Our two biggest bills illustrate the Board's approach to managing costs:

Water bill: About a decade ago Monaco shot from the hip, and killed off their grass. That did not prevent their water bill from soaring to \$25,000.00 a month. (We believe we have this information on good authority.) Three months of unpaid water bills created a debt of \$75,000.00. When they could not pay, the City was ready to shut off their water. Bankruptcy. The Scottsdale-based Receiver took control, and kept the water turned on. How do you get to a \$25,000.00 water bill? That is actually easy to do. Their \$25,000.00 bill is comparable to the average use per household in Tucson. Divided by 260 homes in Monaco, it is less than \$100.00/month per family. Ask people who pay their monthly water bill directly what they are spending these days.

The important question is why doesn't Las Colinas have a \$25,000.00 water bill? What did we do differently to pay 40% of what a comparable property, just next door, does? How do you pay only \$40.00 per month, included in your dues, for all the water you use? Who saves you \$60.00 per month – every month? How do they do it? What happens if they stop saving you money – every month? (Hint: see above.)

Just how are we saving 15 thousand dollars a month on water? Remember replacing those toilets? The high efficiency washers in the laundry rooms? How we show up and replace your shower-stems for free? Fix your running toilet? Help with your leaking faucet? How our staff rolls out in the middle of the night to repair broken water lines? It adds up. We keep adding savings. We learned this through our many hours study, including the City of Tucson's Water Smart Program. The work of the Board and staff – pays for four full time staff members with the money they save our Community. But get rid of our staff, and watch the savings drain away, like water into sand. And oh by the way, who shows up to help you with your clogged toilet? (One example of the savings across the property our innovation has provided us. Yes, the work of the Board and staff are subsidizing your dues, everyday. They are saving this money for the betterment of all of us, including you. Undo what they have done, and increase your dues by \$100.00 a month easy. See the difference across the fence – there is your explanation. They went their way. Our way provides the better financial results.)

Insurance bill: Monaco shot from the hip on insurance too. Switched to a 'bargain' insurance company – to save money. (Spoiler alert – it did not play out that way.) When they suffered a 4-unit fire, Monaco sued bargain insurance for not paying the claim. (We do warn you about insurance companies who keep their rates low – by simply not paying claims.) Not surprisingly, the insurance company cancelled Monaco's policy. Oops. First-tier insurance companies won't even quote when there is a lapsed blanket hazard. We have heard their claims history is not so good either. If they can get an insurance at all, it will be at a stiff premium. They thought they were going to save money, but now they are looking at \$20,000.00 monthly premiums, if they can get coverage at all. (We know about this because other HOAs call us to find out what we pay, and then who we use!) Monaco shot from the hip – and hit their own foot. Again. Not smart. Not at all.

We insure at full replacement cost. Construction costs have gone up. Anyone doing house projects has seen every aspect – from supplies to labor – has increased. Therefore, the cost of rebuilding our property increased as well. All the carriers recalculated the replacement cost for their policies. As it cost more to rebuild, that cost is factored into our premium. Just as every one has seen their premiums rise, so did we. Still, even at \$12,700.00, it translates to full a coverage policy for \$50.00/month per unit. Still a good deal – hardly more than your monthly contents policy, is it?

Again, the question is how do we manage our insurance premium, as costs are rising. We use an insurance company that is an exchange – shared risk among the members – no profit component. (Just like our homeowners association.) We can't reduce the amount of coverage – that is dictated by contract, and by mortgage lenders. We could raise the deductible, which we did several years ago, to \$25,000.00. Most importantly, we mitigate damages to keep our claims history low. Getting up in the middle of the night to come to the aid of our neighbors is the compassionate thing to do. But, it is also the financially smart thing to do. For 20 years, Board & staff have been on call and responded nights, weekends, holidays. The pay-off for their sacrifice translates in to savings on our insurance premium.

So, you get rid of the Board and the staff. Who is going to do all the work? Hire a management company, landscaping company, pool company, and laundry servicing company. Remember, we have tried all that. No one answers the phone, the grass is yellow, the pools are green, you are up to your ankles in raw sewage. As a new member of our Community summed it up succinctly, "I'd rather be in the hands of a Community leader, than property management who is about their own bottom line."

Safe. Sustainable. Diverse. We created this. Together. Those of you who fought for this along side us, those who saw what else was out there and bought this, asked for Continuity last year. The Board pledged Continuity. Safety requires vigilance. Sustainability requires financial expertise. Diversity requires all of us having each other's backs, in good times and bad. The Board reiterates its pledge to stand with you. But, we can only do this – because you stand with us. If you choose a different direction – that is your choice.

UTILITY SERVICES STATEMENT



Last Bill	Payments/Credits	Deposits	Adjustments	Balance Forward	Current Charges	Amount Due
\$21,232.10	-\$21,232.10	\$0.00	\$0.00	\$0.00	\$10,295.37	\$10,295.37
Bill Date	Service Period	Due Date				
11/14/23	10/12/23 to 11/13/23	12/04/23				



LAS COLINAS CONDOS
 ACCOUNT NUMBER
 ██████████86
 1600 N WILMOT RD
AMOUNT DUE:
\$10,295.37

 SEWER \$1,635.28 Phone: 520-724-6609	 WATER \$5,960.91 Phone: 520-791-3242	 ENVIRON. SVC. \$5.83 Phone: 520-791-3171
 GREEN STORMWATER \$145.86	 MISCELLANEOUS \$527.49 <i>Breakdown of charges on reverse</i>	



UTILITY SERVICES STATEMENT
 PO BOX 27210
 TUCSON, AZ 85726-7210

Service Period	Due Date	Account Number
10/12/23 to 11/13/23	12/04/23	██████████536
Optional Open Space/Riparian Donation	Amount Due	
<input type="checkbox"/> \$2.00 <input type="checkbox"/> \$5.00 <input type="checkbox"/> \$10.00 <input type="checkbox"/> \$	\$10,295.37	\$

Pay online at: www.tucsonaz.gov/pay-utility-bill
 Pay by phone: 520-791-3242
 Service Address: 1600 N WILMOT RD

Additional information on reverse

Please Make Checks Payable And Remit To

TUA1114A 8110 1 AB 0.537
 7000008578 00.0037.0215 8110/1



LAS COLINAS CONDOS
 1517 N WILMOT RD STE 290
 TUCSON AZ 85712-4410

CITY OF TUCSON UTILITY LOCKBOX
 PO BOX 51040
 LOS ANGELES, CA 90051-5340

000167195000171536000010295378

Payment Stub

Payor Name: LAS COLINAS CONDO

Account Number: ██████████87-001-00001

Amount Due:. \$12,685.00

Due Date: November 2, 2023

Amount Enclosed:

Paying by check?

Please make your check payable to Farmers Insurance Exchange, write your account number on it, and mail it to us with this payment stub.

FARMERS INSURANCE EXCHANGE
 P.O. BOX 4665
 CAROL STREAM, IL 60197-4665



The return payment charge for payments not honored by your financial institution will be \$30.00

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Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road

Tucson, AZ 85712

520 390-2310

Las Colinas Condominium Association

November Board Meeting

Nov. 7, 2023

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Andrea Schwimmer (AS)
Rebecca Williams (RW)

I. Call to Order & Roll Call

The November meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The October minutes were read and approved.

III. President's Report

The President announced that this is the last meeting of 2023. It is time to prepare for the Annual Meeting and election of the Board in January 20, 2024. As called for in our governing documents, I have asked the Board Secretary to prepare a slate of candidates. She has submitted that for tonight. I am happy to report that all of the current board members are returning for another tour of duty. The announcement of the upcoming election will be sent out soon, which includes the opportunity for additional nominations.

We passed our annual pool inspection on October 27th. You can tell the Health Department had a rough summer too. They do us last because we are so compliant. The replacement light for the lower pool is scheduled for next week. The work we did, and \$8,000.00 we spent, really show in how the pools are sparkling.

Time to get ready for winter. We will be planting the winter rye, which includes applying an organic mulch. Rebecca will inspect exterior pipes and replace insulation where required.

IV. Managing Agent's Report

Remember the story of the boy who cried wolf? When I was a little kid, I thought that it was just a story – no one could be that dumb. Surprise! Kids aren't that dumb – but grown-ups sure can be. For those of you who don't know, we work with the Health Department, Building Inspectors and Code Enforcement on a regular basis. They are well aware of the well maintained conditions here. They also sit on their own homeowner association boards. They do not appreciate people with "too much time on their hands" wasting their time, any more than we appreciate having your resources wasted. There was nothing structural happening at Unit 107. But, because of the Code Enforcement call, the work was delayed another two weeks, as we had a Structural Engineer and a General Contractor both validate what we well knew. This was just minor repairs, cosmetic. Their only question was, "Why is anyone even asking about this?"

Last month we also had our Insurance carrier's audit. This is an independent site review. They read our minutes and financials. Their concern is are we spending money on the issues they care about, because they are insuring our property for 35 million dollars. Yes, we are addressing what they care about. Further, they carry our blanket hazard policy, so they are also concerned with liability. Again, we have no issues on our report. Their only recommendations were to add Exit signs in the Club House. Done.

One of the topics we discussed in the audit was that we are very unusual in that we have our own staff. Very few HOAs do this. Why do we do this then? To mitigate damages. That makes your insurance carrier smile. The Board and Staff are here to respond to emergencies, nights, weekends and holidays. That is what we are here for, emergencies. Next priority is preventing emergencies. We do preventative maintenance on the boilers, sewers, waterlines, drainage, roofs, etc. Again, that prevents damages and costs. After that comes Common Area maintenance – grounds, pools, laundry rooms. After the 'adulging' is done, then we get to do projects. That is fill-in time. That is why we don't have a schedule for projects. Because if an emergency happens you don't tell someone to cope with their raw sewage – because you are busy painting today. Right?

We are always slammed in the summer. Cosmetics wait until the priorities are taken care of. So, yes we are aware of hangnails. Probably far more than you are. Now that the summer is finally over, we hope, we have more time for hangnails. So, as priorities allow, we are working on them.

V. New Business

A.) A motion to accept the Board Secretary's slate of Officers:

John Saputo

Katherine Trimm

Rebecca Williams

Andrea Schwimmer

Andra Allan

was made by JS and seconded by AS. The motion passed.

B.) A motion to affirm \$1,000.00 for the winter rye grass was made by KT and seconded by RW.

C.) A motion to affirm \$5,000.000 for the repair of the hot water line last month was made by KT and seconded by AA.

All motions passed unanimously.

VI. Set Next Meeting

Annual Meeting – 10:00 a.m., Saturday January 21, 2023

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

Las Colinas Condominium Owners' Association
October Board Meeting
Oct. 10, 2023
7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The October meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The September minutes were read and approved.

III. President's Report

The President reported that the summer is still not over. We had a hot water line break outside of the building 19 boiler room around noon. Paublo got it dug up. Our plumber, who had work the previous day at Las Colinas on a variety of small problems, and then over-night on a Costco emergency, came straight over to repair our hot water line. Turns out the break was actually an elbow – under the asphalt – under a dumpster! Our trash services company dispatched a truck to move the dumpster within minutes. Fortunately we had the parts. And were back up by the end of the day. Usually we are done with hot water lines by October.

Last month the upper pool was closed to get the light replaced. This month the pump for the lower pool went out. Without proper filtration, we had algae develop. We killed the algae, and arranged for the replacement of the pool pump and filter. The new pump works great! However, the pressure exposed weakness in the chlorinator lines, which leaked and had to be replaced. We got the pool rebalanced, but the dead algae continued to make the pool cloudy. Vacuuming merely runs the water through the sand filter, which is not designed to remove it. We had our pool servicing company come out and removed the dead algae. They were impressed with the condition of our pool. The pool has been re-opened. We were hoping to be able to wait a month or two before we replaced the light, but it is coming loose, so we will be doing that soon. Pools are black holes for money - about \$8,000.00 this summer.

Unit 196 is headed to foreclosure. The heirs did not open probate. We were granted an Emergency Hearing, and the Judge named us as Special Administrator for the sale of the condo. It will be listed this week. It is a lot of work, but better than the alternative, cleaning up the messes created by banks.

We were hoping to turn our attention to projects, but as you can see, no such luck. As we discussed earlier this summer, we had a 50% increase in the value of our property, for a total replacement value of 35 million. We have a \$25,000.00 deductible and have done what we could, but our premiums increased by \$4,000.00 per month starting August 1st. That is \$20,000.00 by the end of the year. The increased construction costs and increased utility costs are something everyone is experiencing. We can't continue to make progress towards re-paving and painting without being able to increase the amount we have to work with. The budget requires a 20% increase. We pay it too. Some of us are on fixed incomes, just as some of you are. We hate it. But, we have a responsibility to you all to maintain the property.

IV. Crime Report

We heard the police had arrested the car thief from last month. Good work! This month we have had a lot of trespass calls for drug-addicts coming onto the property. Typically they are nice about leaving. But they do steal, damage our property, and leave their dirty needles and trash behind for us to clean up.

V. New Business

A.) A motion to affirm \$5,400.00 to replace the pool pump and filter was made by KT and seconded by RW. The motion passed.

B.) A motion to approve the budget for 2024 was made by JS and seconded by AA.

VI. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse: **11/7**

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

Las Colinas Condominium Owners' Association
September Board Meeting
Sept. 12, 2023
7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The September meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The August minutes were read and approved.

III. President's Report

The President reported that this has been a very long summer. It is a big challenge to keep the pools in balance during extreme heat and storms. However, if the pools do not test within the legal limits, by law we have to close them as they are re-balanced. The light in the upper pool went out and we have Economy Pools coming tomorrow to replace the entire fixture, updated to LED lighting. The light in the lower pool, while still working will be replaced this fall.

Unit 196 is headed to foreclosure. The heirs did not open probate. The Association is working with the heirs on an Involuntary Probate in our capacity as a secured creditor. This allows us to secure and protect the property from criminal activity.

Summer is always our hardest time of the year, for “mystery water”. This weekend we got a mystery water call. First, there was a clogged toilet with a blown-out toilet seal that leaked through the ceiling below. We fixed that. Then further inspection revealed and improperly installed HV/AC unit with a leaking condensation line, also contributing “mystery water”. (And a great example of why contractors not approved by the Association always leave expensive messes behind for us to clean-up. Every, single time.) Finally, we found, in the same area, in the concrete foundation, an improperly wrapped water line from time of construction in 1973. This problem is not one we have seen before, and could not be seen until the concrete was jack-hammered away from the site. We appreciate our plumber coming out on Sunday to help us.

IV. Crime Report

We had a stolen car. Video showed a white male with a limp walking in and taking the car about 6 am on Sunday morning. It appeared he had a younger female acting as look-out. It looked like he was checking out older cars on the property. Older cars are easier to steal – so that is why they are targeted. Unfortunately, this one was unlocked. So be sure to lock your cars. Luckily, the car was abandoned and found by the police, who returned it to the owner.

In the front we have reports of porch pirates stealing packages. This is frustrating issue, since they can wander in off the street.

V. New Business

A.) A motion to approve \$2,800.00 to replace the light fixtures in both the upper and lower pools was made by KT and seconded by RW. The motion passed.

B.) A motion to approve requests submitted to the Board for: HV/AC according to our rules, installed by Oracle, for Units 289, 305, was made by KT and seconded by AA.

VI. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VII. Homeowner Input (two minute limit)

VIII. Adjourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

**Las Colinas Condominium Owners' Association
August Board Meeting
August 15, 2023
7:30 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The August meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The July minutes were read and approved.

III. President's Report

The President reported that most of the storm damage from the July hail storm was repaired. The flashings were repaired on the two roofs, 3 and 22 that had wind damage. Also, the enormous branch off of a cyprus in front of the property was removed from the big cactus in front. Our roofing company will be back to repair interior drywall and loose aluminum siding on Bldg 24.

Summer is always our hardest time of the year, and we have been short handed. However, we have hired a replacement for our staff, who will be starting tomorrow. Welcome Daniel!

Unit 305 sold and closed. The past due amounts were collected, and came in handy to pay for the sewer line replacement and the two coupling repairs on the hot water lines. We are proceeding with the closing of probate for this estate.

We had our second failed hot water line coupling this summer, in front of Bldg 6. Fortunately, this was an easy one, and we had the water back on again in a little after noon.

While we are glad to not have a crime report again this month, we appreciate everyone being vigilant, as drug-addicts continue to come onto our property to engage in crime.

IV. New Business

A.) A motion to affirm \$ 2,000.00 for the repair of the coupling on the hot water line by Bldg 6 was made by KT and seconded by RW. The motion passed.

B.) A motion to affirm \$750.00 for removal of the cyprus branch and additional removal of storm debris from the roofs. was made by KT and seconded by AA. The motion passed.

C.) A motion to affirm \$640.00 for flashing repairs due to storm damage was made by KT and seconded by AS. The motion passed.

D.) A motion to approve requests submitted to the Board for: HV/AC according to our rules, installed by Oracle, for Units 305, 170, 242, and 263; approve a W/D hook-up by an approved plumber; and rental of a parking space by 166, was made by KT and seconded by AA.

V. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VI. Homeowner Input (two minute limit)

VII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

Las Colinas Condominium Owners' Association

July Board Meeting

July 18, 2023

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The July meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The June minutes were read and approved.

III. President's Report

The President reported that the gutters we approved last meeting are done. Likewise the date palms were trimmed, and the rest of the palms are in the process of being completed. Last night the over-due monsoons arrived with the worst hail storm we have seen in Tucson. We are very glad for the preparatory work we had done. However, in a freak occurrence, the storm pulled an enormous branch off of a cyprus in front of the property, and threw it into our biggest cactus and then into Wilmot. The branch appears to have pulled the roof edge fascia loose. Water was reported traveling down the wall into the lower unit. Water was also reported leaking in to another pair of units. And we had one area where the drainage was overwhelmed and water ran into a ground unit. We helped remediate. We have already cleared all the drainage lines through out the property. Our roof company will be making repairs.

We received the final bill for the replaced 40 feet of sewer line, serving part of building 31. It was as we expected, \$10,000.00. Sewer maintenance is important. After the sewer line replacement, we had a hot water coupling fail and got that fixed.

As Executor for the estate of Unit 305, we made \$30,000.00 in repairs and put it on the market. In less than the average 15 days we received a full price offer for \$135,000.00. The debts will be paid out of closing, including the repairs and past due owed to the Association. Remaining funds will be returned to the heirs. This unit had extensive damage that needed to be addressed - and it turned out very well.

Hamed quit to work full-time at Monaco. We wish him well. Rebecca has her certification from the Health Department and will be maintaining our pools. Paublo has picked up the laundry rooms and recycles.

The Board received an Architectural request to add a window. Any modifications to walls, interior or exterior, require prior approval. This includes replacing HVACs, wrought iron, washer/dryers, shower conversions, windows, and doors. This is because the common area can be damaged. Damage is something the Association must prevent. We have had way too many problems with contractors who were happy to take your money – and leave the expansive clean-up behind.

We just got our annual insurance renewal. The good news is our property that was valued at \$24 million last year, is now valued at \$35 million, replacement cost. That is an average of \$140,000.00. But of course this includes the common area, blanket hazard with liability, and fiduciary coverage as well. As our value increased almost 50 percent. So did our premium. Yes, a \$4,000.00 per month jump. So we are looking at a 10% dues increase come January.

Speaking of insurance – our contractor will be returning to finish 257 next month. The permits were re-approved, but he had another project that he is wrapping up.

While we are glad to not have a crime report again this month, we appreciate everyone being vigilant, as drug-addicts continue to come onto our property to engage in crime.

IV. New Business

A.) A motion to approve \$10,000.00 for the replacement sewer line at Bldg 31 was made by was made by KT and seconded by AA. The motion passed.

B.) A motion to approve an addition window for Unit 216, subject to using an approved contractor was made by KT and seconded by AS. The motion passed.

V. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

8/15, 9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VI. Homeowner Input (two minute limit)

VII. Adjourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

Las Colinas Condominium Owners' Association
June Board Meeting
June 20, 2023
7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The June meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The May minutes were read and approved.

III. President's Report

The President reported that the roof work we approved last month is now complete, buildings 5 thru 7, 13 thru 18, 23 & 24, 29 shop and boiler rooms. Next week work starts on the gutters and drains. Tonight we are adding several more gutters to the list, which will be able to be completed before the monsoons come.

Both pumps have been replaced in the boiler rooms. These pumps circulate the water through our property. We also replaced a sensor on the # 29 boiler.

We replaced 40 feet of sewer line, serving part of building 31. Very pleased that the work went smoothly. There are so many utility, electrical and communication lines to work around. But while the sewer line was not broken, the pitch of the pipe had shifted and it was not draining as smoothly as it should. With four optional washers on that sewer the potential for back-ups was a concern. So, we laid an entirely new section of line and cut it in of replace the section of line that was out of alignment.

The light inside the lower pool went out, and needed to be replaced. The lower pool was closed for a couple of days until the light could be replaced.

Last month we were named Executor for the estate of Unit 305. Since then we did a major renovation on 305 and last weekend it went on the market for sale. The tile floor needed to be entirely removed and a new sub-floor added, along with new drywall. The damage to this unit was extensive and needed to be addressed.

IV. New Business

A.) A motion to approve \$3,000.00 for additional gutter repairs was made by was made by KT and seconded by AA. The motion passed.

B.) A motion to affirm \$850.00 for sensor replacement on the Bldg 29 boiler was made by KT and seconded by RW. The motion passed.

V. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

7/18, 8/15, 9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VI. Homeowner Input (two minute limit)

VII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

**Las Colinas Condominium Owners' Association
May Board Meeting
May 23, 2023
7:30 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The May meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The March minutes were read and approved.

III. President's Report

The April meeting was cancelled. Spring is very hectic as we have many pre-monsoon projects to do. The biggest one is roof work. Yesterday, Burlavin started on this spring's round of roof work. Buildings 5 thru 7, 13 thru 18, 23 & 24, 29 shop and boiler rooms, plus a number of gutters and drains. It is important to maintain our investment in our roofs. I will note the leaks are almost never the roof itself, but the seam with the parapet wall, or an unsealed down spout, or unsealed conduit. It is seeing and sealing potentials for leaking that makes Burlavin so good at this.

Other projects include replacing the pumps at two of the boiler rooms. Those pumps are pumping water for thousands of feet, 24/7.

In preparation for monsoon, we had our roofs, gutters, and down spouts cleaned. We also had our big trees maintained. We had last done that over a decade ago and it was time to clean-out dead branches for the health of trees. The palm trees will be trimmed again soon.

Sewer line maintenance is an important and on-going (never ending) part of maintaining our property. Most of time a slow drain is just hair or a bad disposal. But there are times where something else is occurring. A back-ed up sink revealed a sewer line that had been lifted by a tree root. Not invasive, just grew under the line. The solution is to cut and cap that section of line and re-run it. We are in the process of doing this.

We had a pool pump start leaking. Hamed got it rebuilt and replaced with new gaskets. We bought replacements for worn out equipment and chlorine for the season. Hamed renewed his license – only missing one question.

We took Unit 257 in litigation. The permits for repair are now four years old and had to be re-submitted and re-reviewed. They have all been re-approved and work will be starting up again, as our contractor's crew becomes available.

Monday we were named Executor for the estate of Unit 305. We did this before when an owner died and the family was not willing to open probate. The Association is a creditor, and therefore can petition the Court to probate the estate. We are fixing the unit up for sale. Contact Katherine for details.

Unit 198 was abandoned many years ago, leaving an unpaid debt to the Association. We are pleased that our own Paublo has purchased this unit that he was taking care of for us for so many years. The Association got paid the back dues. It is important to all of us that we take care of Las Colinas like we own it – because we do. Congrats Paublo.

Upcoming projects include replacing valves. This requires shutting the water off to the whole property for the day. Because our plumber has a pro-press, he can replace copper with out having to drain the entire system, as you do when you have to braise dry pipes. This saves thousands of gallons of water.

V. Financial Report

We did not get a chance to do this last month. Tonight we approve the 2022 Financial Report. The good news is in the black again, and have already made our Reserve Budget for the year 2023 of \$105,000.00.

VI. New Business

A.) A motion to affirm \$54,404.00 for roofs and gutters was made by was made by JS and seconded by AA. The motion passed.

B.) A motion to affirm \$1,650.00 for roof and gutter cleaning was made by KT and seconded by RW. The motion passed.

C.) A motion to affirm \$2,850.00 for tree maintenance was made by KT and seconded by AS. The motion passed.

D.) A motion to affirm \$2,200.00 for pool supplies, equipment and repairs was made by KT and seconded by RW. The motion passed.

E.) A motion to affirm \$4,000.00 to replace the boiler pumps in Bldg 19 and 29 was made by KT and seconded by AS. The motion passed.

F.) A motion to approve the 2022 Financial statements was made by JS and seconded by AA. The motion passed.

VII. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

6/20, 7/18, 8/15, 9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712
520 390-2310

Las Colinas Condominium Owners' Association March Board Meeting

Mar. 28, 2023

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The March meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The February minutes were read and approved.

III. President's Report

Preventive maintenance has made our lives so much saner. After the back-flow test, our approved independent inspector recommended that we preventatively replace worn parts. With several recent retirements of the few authorized inspectors, ours is over scheduled, but she was able to get the parts and work us in. So, we are good for another three years.

The electrical work has been completed for our new Community EV Charger, located in front of the Office. We just need to hook-up the charger when we have our first user. Meanwhile, this is an amenity included in our real estate listings.

We had to remove a tree behind building 24. It was coming down. Another tree we inherited that had been planted with no understanding. We could not save it. We are hoping to get the shingles replace on the back of that building, and will be putting in new plants after that is complete. Last spring we discovered that the summer fescue will return as the winter rye dies off. Very happy to skip spring scalping, and have the property stay green. We will also be putting in more butterfly bushes next month. That experiment worked. We also found some large bushes that grow in shade and bloom all summer. We have five of them to try after the shingles are done.

IV. Amendments to the Bylaws

As disclosed in the recent Newsletter, and discussed at the February meeting, the Bylaws will be amended to prohibit sellers from accepting an offer without prior approval of the buyer's application from the Board. The Associations' attorney has been out of the office, so we have not had a chance to finalize the wording. The amendment will be voted on next month. Failure to comply with this requirement will result in the Assessment of \$2,500.00 upon signature, and \$100.00 per day until remedied. Further, this will become a violation against the Unit disclosed in escrow and become a lien against the Unit. Should it fail to be remedied in escrow, this assessment will transfer to the buyer.

After 13 years of compliance with the rental ban, we have had two attempts to violate it this year. So, we will be also proposing to amend the bylaws to make our expectations of owner occupied more explicit. The police have repeatedly advised us that anyone residing in a Unit for ten days has established residency, requiring an eviction for removal. This seems like a clear standard. Anyone residing in a Unit who was not on the original application, establishes tenancy after ten days. We will consider them to be a tenant, in violation of our Rental ban. The assessment for Violation of the Rental Ban has been established as \$2,500.00 on discovery and \$100.00 per day until remedied. An application for additional resident(s) may be submitted for approval for owners who continue to reside in the Unit. "Guests" who arrive in a U-haul are not guests. Owners who depart in a U-haul, to be replaced by full-time residents have become landlords. This Community supported the Rental Ban unanimously. Our Community has benefitted from this rule, both in terms of our peace and safety, as well as financially. No one gets to jeopardize that.

V. Crime Report

We have had reports of a car break-in, and a couple of attempted car thefts. We No Trespassed a white male on a bicycle, dressed all in black, for “casing cars”. Talking to police, they are seeing increased activity across the Eastside. We have cycles of crime. Cars are a target right now. No valuables in cars, and if you have a car attractive to thieves – add a club and/or a Ring camera. Please, if you are out walking, check the laundry doors and LOCK THEM. Obviously we have too many irresponsible people here.

Letters warning of the \$200.00 fines for dog violations went out and compliance has improved. Call the Office about how to submit pictures. Looks like we need a Rules change to start fines of \$200.00 for failure to lock the laundry rooms, and the pools. Violations endanger the Community. Coming on next month’s agenda.

We now own Unit 257. We will be getting it rebuilt. The plans from 4 years ago had to be re-submitted for fresh approvals.

The Association is filing for an Involuntary Probate for Unit 305. We got a text from one of the relatives of the deceased saying that they were “abandoning the property”. Leaving the Association as the responsible adult. We have had to do this before. As a creditor, we can petition the Court to take the property, sell it, and pay off the debts, including the debts to the Association. We did this very successfully on Unit 166 last year.

VI. New Business

A.) A motion to affirm \$700.00 for tree removal was made by was made by KT and seconded by AA. The motion passed.

B.) A motion to affirm \$1,200.00 for testing and preventative maintenance of the back-flow was made by KT and seconded by RW. The motion passed.

VII. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

4/25, 5/23, 6/20, 7/18, 8/15, 9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VII. Homeowner Input (two minute limit)

VIII. Adjourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road

Tucson, AZ 85712

520 390-2310

Las Colinas Condominium Owners' Association

February Board Meeting

Feb. 28, 2023

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Absent: Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The February meeting of the Las Colinas Condominium Owner's Association was called to order at 7:30 p.m. by President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The November minutes were read and approved.

III. President's Report

The President thank you everyone for your support. The Board was re-elected and will continue in our positions.

Finally, after over four years of criminal (arson, endangerment, and criminal damage) and civil (foreclosure) litigation, your Association has taken ownership of Unit 257. His mother signed it over to the Association to resolve litigation. The rebuild of the Unit has begun. It will be sold and the proceeds used towards reimbursing the Association, and our insurance company, for the damages caused by the fire. Nothing can reimburse our Community for the trauma of that night, or the over four years of resulting fear and work. However, we are safe now.

Finally the laundry rooms are back up to 100%. We were able to get a tech out and replace two of the machines, so they are all up and running now. Hamed re-painted the BBQ Area and this been re-painting the laundry rooms to make them fresh.

Today we passed our annual backflow test, as required by the City of Tucson. However, it is time to replace some of the parts in regular maintenance. We will be shutting down the water briefly when this happens.

Tonight we are voting on providing a Community EV Charger, located in front of the Office. We anticipate a fee of \$20.00 to cover the cost of equipment and electricity, for those who sign-up to get a key and use it.

We have not increased our fees for condo sales in a very long time. Our disclosure fee is not covering our costs, so we are proposing an increase from \$125.00 to \$250.00.

Rebecca straighten out the electrical issue that was causing the carport lights in the back of the property to not come on. Replacing lights and fixtures is an on going activity.

IV. Amendment to the Bylaws

As disclosed in the recent Newsletter, tonight we are discussing a proposed amendment to the Bylaws to prohibit sellers from accepting an offer without prior approval of the buyer's application from the Board. Failure to comply with this requirement will result in the Assessment of \$2,500.00 upon signature, and \$100.00 per day until remedied. Further, this will become a violation against the Unit disclosed in escrow and become a lien against the Unit. Should it fail to be remedied in escrow, this assessment will transfer to the buyer.

V. New Business

A.) A motion to increase the Disclosure Fee to \$250.00 was made by JS and seconded by AA. The motion passed.

B.) A motion to affirm \$4,800.00 for two new washers, installed in the Upper Pool laundry was made by KT and seconded by RW. The motion passed.

C.) A motion to approve the installation of a Community EV Charger was made by 1,500.00 was made by KT and seconded by AA. The motion passed.

VI. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

2/28, 3/28, 4/25, 5/23, 6/20, 7/18, 8/15, 9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712

Las Colinas Condominium Owners' Association Annual Meeting & Election January 21, 2023 10:00 a.m.

Present: John Saputo, President
Katherine Trimm, Vice President & Managing Agent
Andra Allan, Secretary/Treasurer
Andrea Schwimmer, Special Projects
Rebecca Williams, Special Projects

The Annual Meeting and Election for 2023 for the Las Colinas Condominium Owner's Association was called to order on January 21, 2023 at 10:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2022 Annual meeting were approved.

A quorum of Owners in good standing was certified. The Ballots were opened and counted by four members of the Association: Catherine Fletcher, Lili Balash, Craig Coder, and Kelly Mac Arthur in front of those owners present. Thank you Catherine, Lili, Craig, and Kelly.

Results: Sixty-eight qualified ballots were received, well over twice the 25 ballot quorum required for elections. The votes were as follows:

57 – John Saputo	67 – Katherine Trimm
58 – Andra Allan	57 – Andrea Schwimmer
59 – Rebecca Williams	

The incumbent Board was re-elected, and will keep the same offices.

John Saputo, President	Katherine Trimm, Vice President
Andra Allan, Secretary	Rebecca Williams, Projects
Andrea Schwimmer, Projects	

V. Homeowner Input

VI. Set Next Annual Meeting – January 20, 2024 at 10:00 a.m.

VII. Adjourn