

Las Colinas

Condominium Owner's Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712

Las Colinas Condominium Association Annual Meeting & Election January 19, 2019 10:00 a.m.

Present: John Saputo, President
Katherine Trimm, Vice President & Managing Agent
Robert Prieto, Special Projects
Michelle Anne Leon, Secretary/Treasurer
Andrea Schwimmer, Special Projects

The Annual Meeting and Election for 2019 for the Las Colinas Condominium Owner's Association was called to order on January 19, 2019 at 10:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2018 Annual meeting were approved.

A quorum of Owners in good standing was certified. The Ballots were opened and counted by three members of the Association: Jennette Sanchez, Craig Coder, and Lili Balash, in front of those owners present. Thank you Jennette, Lili, and Craig.

Results: Fifty-nine qualified ballots were received, over twice quorum required for elections. (Two ballots could not be counted as they were not signed, which is now a requirement under Arizona law.) The votes were as follows:

51 – John Saputo
56 – Katherine Trimm
51 – Michelle Leon
50 – Andrea Schwimmer
51 – Robert Prieto

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

John Saputo, President
Katherine Trimm, Vice President
Michelle Leon, Secretary
Robert Prieto, Special Projects
Andrea Schwimmer, Special Projects

The meetings for 2019 are Tuesday nights at 7:30 p.m. in the Clubhouse: Mar. 5, April 2, May 28, June 26, July 23, Aug. 20, Oct. 15, and Nov. 12.

V. Homeowner Input

VI. Set Next Annual Meeting – January 18, 2020 at 10:00 a.m.

VII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

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

Las Colinas Condominium Association

March Board Meeting

March 5, 2019

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Projects (RP)
Michelle Leon, Secretary (ML)
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

III. President's Report

The President thanked everyone for the vote of confidence at the 2019 election. Fifty-nine qualified ballots were received, over twice quorum required for elections. You will have all your familiar faces returning. I would like to express my appreciation for our staff – they are our dream team.

This is our first monthly meeting since November, we have a lot to cover. First, the new water treatment system we approved in November was installed in December. We are very happy with the initial results. The boiler tanks are free of scale, which is very important, as that is a \$10,000.00 apiece item to replace. Preventing damage to the boilers and plumbing is very important.

We had a question, could we provide filtered water for purchase? With the new system – we provide it for free! The hot water goes through a carbon filter, like a Brita, and then through a second filter that prevents scale. You can use the hot water you run as it heats for your plants, pets, or drinking pitcher. We are saving money for the Association and you can save money too.

We received a report of a backed-up sink. Usually those are just hair. But we always like to check it out. Because sometimes it is a collapsed sewer-line. This was one of those. We had to re-run a whole new section of sewer-line, jack-hammer up the concrete on the patio, and cut and cap the old line. This approach means we won't have to repair it again. Just as we finished the all week sewer-line, we got a call of hot water on the floor. Yes, the weekend was spent on a broken hot water line. And the shut-off valve to the building broke, because it was old. So, we had to shut the water off to the whole property to restore water to that building. Again, we re-ran the entire hot water supply line to that building, so we won't have to repair it again. (At least in our lifetimes.)

We did our annual sewer maintenance, hydro-scrubbing ten different lines. We had our boilers and tanks inspected. After that we had our annual backflow inspection. We scheduled repairs to the gaskets, and posted that repair. It has been an expensive start to the year. But, that is what we budget for.

Hard to believe, our new washing machines are now almost 6 years old. Parts were under warranty for the first five years. Now we have some replacements to make. We were having trouble with the card readers. It was the router. The first one has been replaced and the second two are on order.

We got through the winter freezes with no damage to our property and very little damage to our plants. The one exception was the first big cactus in front fell over. Paublo and Hamed were able to trim it back and get it re-set. It looks like it will make it. We have the nicest Cerus in town.

IV. New Business

A.) A motion to affirm the cost of repair for the Veteran's day broken hot-water line for \$4,500.00, broken sewer-line for \$10,500.00, the building 12 hot-water line and valve for \$17,200.00, annual maintenance for sewers \$5,000.00, and annual boiler maintenance of \$12,000.00 was made by KT and seconded by ML. The motion passed.

B.) A motion to affirm the cost of inspection and gasket repair for the back-flow, \$900.00 was made by KT and seconded by RP. The motion passed.

C.) A motion to affirm the purchase of a replacement router for the laundry-room card reader for \$900.00 and approve the purchase of the other two for \$1,800.00 was made by KT and seconded by AS. The motion passed.

D.) A motion was made to approve the plan provided by Unit 326 to remedy the violation by having the residents depart in 30 days, and secure the property to prevent unauthorized occupancy was made by KT and seconded by AS. The motion passed.

V. Set Next Meeting

The meetings for 2019 are Tuesday nights at 7:30 p.m. in the Clubhouse: April 2, May 28, June 26, July 23, Aug. 20, Oct. 15, and Nov. 12.

The 2019 Annual Meeting is 10:00 a.m. Saturday, January 19, 2019.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously.

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Las Colinas Condominium Association

April Board Meeting

April 2, 2019

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Projects (RP)
Michelle Leon, Secretary (ML)
Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The April 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

III. President's Report

Spring is here. We only had a couple of reported roof leaks from the winter rains, which are repaired. We had our first bee call last week. It was at ground level, so be aware of bees and report them to the office. We have a contract for professional removal to keep everyone safe.

We will be planting the summer grass shortly. The fescue we have had such success with will be going in again this year. This variant of grass is lower water usage than the old-style Bermuda. Better still, it may withstand the winter – so we will finally have a year around grass that we just re-seed and mulch. As we have advised you before, we banned glyphosate from the property many years ago. We do not use any chemical herbicides. It is important to us to keep our grounds safe.

We did get all three routers replaced that serve the card-readers in the laundry room. However, the replacement router in building 29 went out again and has been returned to the manufacturer. We are waiting on the their analysis.

One of our objectives for 2019 was more fun! The decorations for our first Mardi Gras party were incredible. We are planning to do it again next year. Everyone had a great time. Thank you Joy. We have a gaming group that meets one Saturday a month and all are welcome. Last month they brought an interactive Star Trek game and more days are planned. Thank you Zack. Later this month we have a Community Yard Sale coming up in the Clubhouse. It is Saturday, April 20th, from 8 am to 3 ish. Tables are \$5.00, to cover the cost of signs. Bill will be using his experience to promote our sale online. Thank you Bill. Call him at 253 951-0659, if you would like to participate. All of these are opportunities to get to know each other better, and build our Community.

IV. Crime Report

Finally we can talk about the fire that occurred early the morning of December 30, 2018. The owner of the burned-out unit has now been indicted for arson, endangerment, and criminal damage. The Prosecutor sent us a copy of the plea agreement being offered. Prison time and restitution. This is what we know at this time. Many of you have asked if you could sign a petition. Tonight we have one.

Our Community was so very fortunate that the Fire Department was able to contain the fire, such that it did not spread to adjoining units, or go through the roof. The neighbors were able to all escape with their pets. The adjoining units were declared by the Building Inspector to have suffered only minor smoke damage. Only one of the neighbors was displaced for an extended period. Her unit had minor water damage. We are happy to report that the final inspection on her unit was passed today with flying colors, and she will be able to come home to Las Colinas.

Much of the damage to the common area has been remediated, but there is still much to do even after three months of work. Our efforts resulted in the units in that building that were up for sale, being sold with no apparent impact. On the other hand, the unit where the fire originated was declared a total loss. A loss of that magnitude is anticipated to take many, many months to complete.

Despite the fact that pitbull mixes were banned from the property many years ago, and then tenants were prohibited from having any dog to further prevent dangerous dogs from being brought in to our Community, we have had another attack by a dangerous breed dog.

As the dog screamed in pain, people came running from all directions. This is the wonderful part of Community, we run to problems – not away from them. First aid was offered, along with a ride to the emergency clinic on a Sunday morning.

Fortunately the pet that was attacked, survived and is recovering. The substantial vet bills are being covered by a rescue group. Obviously, this never should have happened. This is a very serious matter, and is being referred to Association Counsel.

V. New Business

- A.) Affirm the cost of roof repair for Bldgs. 28 and 30 of \$1,400.00.
- B.) Affirm \$900.00 for the cost of summer grass, seed and mulch.
- C.) Affirm the cost of \$1,600.00 for pest remediation.

VI. Set Next Meeting

The meetings for 2019 are Tuesday nights at 7:30 p.m. in the Clubhouse:
April 2, May 28, June 26, July 23, Aug. 20, Oct. 15, and Nov. 12.

The 2019 Annual Meeting is 10:00 a.m. Saturday, January 19, 2019.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

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Las Colinas Condominium Association

May Board Meeting

May 28, 2019

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Projects (RP)
Michelle Leon, Secretary (ML)
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. In Memory – Gayle Alleman Pavis

We are sorry to lose past Board Secretary Gayle Alleman Pavis after a sudden reoccurrence of a very aggressive cancer. A memorial service will be planned and announced.

III. Secretary's Report

IV. President's Report

We are preparing for monsoons. The mosquito traps are turned on. We have purchased new pool furniture. We have replaced all of the air conditioning units in the laundry rooms. We were told that laundry rooms could not be air conditioned when we remodeled those rooms seven years ago. Swamp cooling was just not comfortable! So we found a way to do it. The new A/C units are smaller and more efficient than the ones they replaced. This week we will be cleaning and inspecting the roofs, checking the gutters and drain extensions.

Early morning we saw water, hot water, by Building 27. A coupling had failed. We were able to get it dug up and replaced that morning. We have now replaced most of the couplings used at the corners where the water lines turn.

Always on a holiday weekend. The Memorial Day weekend an electrical line failed under the ground, so we lost the common area lights for Buildings 17 & 18. We put up notices and installed some temporary lighting Saturday morning. We asked people there to leave on their porch lights and appreciate their help. The Association's master electrician is evaluating the options and will be making repairs to restore the lights to Buildings 17 and 18.

We have also has reports of several backed-up sinks. We like to check those situations in case there is a more serious problem we should be aware of. We have worn out the plumbing snake and need to replace it.

V. Crime Report

To follow-up on the dog attack: the landlord terminated the tenant's lease and she is gone. The dog who was attacked has been through three surgeries and is still recovering from his injuries. Again, thank you to our Community for running to help.

We were in Court this past Thursday. Our insurance carrier assigned the subrogation rights to us for the fire for the purposes of collection to offset the over \$150,000.00 in damages. We filed a Pre-conviction restitution lien, under a new law to protect victim's right to recover. It is important to our Community that we succeed in collecting the value of the condo. The remediation work continues. We are now at the point where the structural requirements can now be assessed. We are waiting on the engineers report.
Counsel.

VI. New Business

A.) A motion was made to affirm the cost of repair a failed water line coupling by Bldg 27 for \$1,400.00 by KT and seconded by AS. Motion passed.

B.) A motion was made to affirm \$1,400.00 for the cost of replacement pool furniture by KT and seconded by RP. Motion passed.

C.) A motion was made to approve the cost of a new plumbing snake for \$600.00 by KT and seconded by ML. Motion passed.

D.) A motion to affirm the purchase of three new A/C units for the laundry rooms for \$1,200.00 was made by KT and seconded by ML.

VI. Set Next Meeting

The meetings for 2019 are Tuesday nights at 7:30 p.m. in the Clubhouse:
June 25, July 23, Aug. 20, Oct. 15, and Nov. 12.

The 2019 Annual Meeting is 10:00 a.m. Saturday, January 19, 2019.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

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Las Colinas Condominium Association

June Board Meeting

June 25, 2019

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Projects (RP)
Michelle Leon, Secretary (ML)
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

III. President's Report

Century Link just showed up unannounced with a backhoe and started tearing up the front of our property to lay a fiber optic cable. No matter how many times the phone company changes their name – they never changed their attitude. We demanded and have now received the documentation that their damages will be repaired.

The main electrical line providing common area lights to building 17 & 18 broke under ground. Rather than jack hammer-up the conduit along those two buildings, which would have taken three days, we elected to have the conduit run over the roof. It is much easier to maintain cable that is not underground should we ever have another problem.

Monsoon preparation is proceeding. Burlavin & Solid Foundations have been installing gutters. Roof repairs have been made. Hamed and Robert have been sealing balconies. The palm trees have been trimmed.

The upper pool was closed for repairs. The pool pump was leaking. The return pump on the upper pool boiler started leaking on Friday, though the boiler remains operational. The replacement pump is on order.

This has been an easier year for bees, we have only had two hives to remove this month. Call the office if you suspect a hive, we have a service that removes them safely. We also had to replace the mechanism that opens the garage door on our main shop.

IV. Crime Report

We will be back in Court next Wednesday. The Judge granted the Pre-conviction restitution lien we requested covering Unit 257, under a new law to protect victim's right to recover. The owner of Unit 257, who was indicted for the arson, transferred the property, despite the pending lien. We have requested that the transfer be vacated as fraudulent.

V. New Business

A.) A motion was made to affirm the cost of trimming the palm trees for \$1,450.00 by KT and seconded by ML. Motion passed.

B.) A motion was made to affirm \$2,400.00 for the cost of replacing the electrical wire for Bldgs. 17 & 18 by KT and seconded by RP. Motion passed.

C.) A motion was made to affirm the cost of replacing the garage door handler for \$680.00 by KT and seconded by AS. Motion passed.

VI. Set Next Meeting

The meetings for 2019 are Tuesday nights at 7:30 p.m. in the Clubhouse:
July 23, Aug. 20, Oct. 15, and Nov. 12.

The 2019 Annual Meeting is 10:00 a.m. Saturday, January 19, 2019.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

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**Las Colinas Condominium Association
August Board Meeting
August 20, 2019
7:30 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Projects (RP)
Michelle Leon, Secretary (ML)
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

III. President's Report

No Agenda items were received for the July 23, 2019 Board meeting, so it was cancelled.

We got through July pretty well. However August has been more of a challenge. Extreme heat, storm debris, and rain play havoc with the pools. It is very hard to get them back into balance. In addition to replacing the upper pool pump, we also had to replace the 500 pounds of sand in the sand filter. A lot of cleaning, and a lot of re-balancing, and testing are required to re-open our pools. We appreciate Hamed's education and dedication. We are up against tolerances that are being exceeded with the weather we are now experiencing. It is a lot tougher than it used to be.

Besides the challenges extreme and excessive heat bring to the pools, we experience stress on the hot water system. We have replaced two of the blowers in the boilers. The second time it was the upper pool boiler. We had the replacement parts ready and it was only several hours to get the boiler back up and running. Then Sunday morning, hot water started coming out of the ground. The summer is when we see couplings fail underground. This one was very challenging to locate and repair. The pipes are three feet underground – in caliche. Electrical lines run above the pipes. It is tricky excavating. We appreciate Paublo's skill and experience.

The pipes are doing so much better since we have been treating the hot water with the new filtration system. The failing has been the couplings, not the pipes. Like everything else – if we have not replaced it – it is almost 50 years old. We are using a newer technology, pro-pressing the copper to seal rather than continuing to use rubber seals that dry out over time.

We will be getting our trash containers re-painted as part of our new contract. We are pleased to be saving about \$100.00 per month, rather than seeing an increase. We will have the same number, type and location of dumpsters. Having the side doors was a critical factor in our decision. The top loading ones would be unacceptable as they would create a hardship for most owners. (And ew, who would touch those lids.)

Robert Register passed away after a long illness. He and his pug, Rambo, were long time members of our Community. Robert always had a friendly greeting. His many friends miss him. We are glad Rambo remains a part of our Community.

IV. Crime Report

We were back in Court July 3rd on the matter of the of the Unit 257 indictment for arson, damage and endangerment. The hearing was postponed for the third time. The Prosecutor has offered a plea deal that includes several years of prison time and restitution to Las Colinas, as the victim.

Despite his conditions of release prohibiting his return to any part of Las Colinas, or any further criminal acts, Jason Price continued to violate his conditions, as documented by law enforcement, such that the Judge advised him in Court that he will remain in jail if he violates again. Please call 911 if you see him on property.

As the criminal issue has not yet been resolved, we are pursuing civil action in parallel. With Jason Price's indictment for arson and criminal damage, the civil burden of proof was irrevocably met. We have therefor made in a Meeting-in-Lieu on August 6, 2019, an assessment of damages and legal costs to Jason Price for \$161,000.00, which creates an automatic statutory lien on Unit 257.

V. New Business

A.) A motion was made to affirm the cost of three blower motors for the boilers for \$1,400.00 by KT and seconded by AS. Motion passed.

B.) A motion was made to affirm \$2,700.00 for gutter repair and replacement by KT and seconded by ML. Motion passed.

C.) A motion was made to affirm the cost of replacing the pool pump and sand filter for \$900.00 by KT and seconded by RP. Motion passed.

D.) A motion was made to affirm the new trash contract for 7 dumpsters and two recycling containers for a monthly cost of \$1,313.00 by KT and seconded by AS. Motion passed.

VI. Set Next Meeting

The meetings for 2019 are Tuesday nights at 7:30 p.m. in the Clubhouse:
Oct. 15, and Nov. 12.

The 2019 Annual Meeting is 10:00 a.m. Saturday, January 19, 2019.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

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Las Colinas Condominium Association

October Board Meeting

October 15, 2019

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Projects (RP)
Michelle Leon, Secretary (ML)
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 minutes for August were read and approved. There was no meeting scheduled for September 2019. Motion to approve by AS, seconded by ML.

III. President's Report

The President announced that there is no dues increase recommended for 2020. This is the 13th year of no increase. In more good news, we are having a Halloween Pot-Luck on Saturday, October 26th, starting at 6 p.m. in the Clubhouse. Costumes are welcome. Bring food to share. Plates, silverware, and water will be provided.

We are always grateful to reach the end of the summer. Summer is our most challenging season. Despite heavy rains, we had few roof leaks. We had fewer "mystery water" problems caused by condensation lines or interior plumbing problems. While not an Association responsibility, it is important to report "mystery water". We are willing to help diagnose the source, and recommend solutions.

Even though Tucson experienced higher than usual mosquito and tick problems, we had very little trouble here. Our mosquito traps and pest control programs made a difference. Again, report pest problems so we can keep them from spreading.

Our newest innovation in water conservation is the drought resistant fescue grass. We are the first to be trying this grass in Tucson, which is also believed to be the first year-round grass available. So, we won't be letting the summer grass die this fall to plant the winter rye grass. This saves a lot of work and mess. We won't know for sure until after the first freeze if this will work for us. Our landscaping is an important amenity at Las Colinas. Several of the new owners have told us that the landscaping is why they decided to buy here.

IV. Crime Report

The leader of the car-theft ring at Monaco was arrested, his parole was revoked and he was returned to prison. Great job every one who worked on that. Things have been quieter since. The person who her family agreed was not supposed to return to Las Colinas, but did, was returned to jail on a probation violation. Another family member who had engaged in suspicious activity was also removed by his family. Two renters who were involved in suspicious activity had their leases terminated by the owners and will be gone by the end of the month. This only leaves one, who family continues to enable his vandalizing our property. The owner of 257 indicted for arson, has continued to violate the terms of his release by harassing us, was charged with threats & intimidation last week. We are hoping that this will get his release revoked, so he will be kept in jail until his trial in March. He refused the plea deal and asked for a jury trial, where if convicted he faces over 30 years in prison.

V. New Business

A.) A motion to approve the 2020 Budget was made by AS and seconded by JS. The motion passed.

B.) A motion to affirm the termination of the sewer connection for 408's sink to mitigate damages caused by improper use of the drain line, which has caused repeated damage to the Association's and other owner's property. This action is on temporary hold, based compliance as promised in Unit 408 owner's letter of September 28th was made AS and seconded by ML.

All motions passed unanimously.

VI. Set Next Meeting

The proposed meeting schedule for 2018 is Tuesday nights, at 7:30 p.m. in the Clubhouse: **Nov. 12, 2019.**

The 2020 Annual Meeting is 10:00 a.m. Saturday, January 19, 2020.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously.