

# *Las Colinas*

*Condominium Owner's Association, Inc.*

1600 N. Wilmot Road  
Tucson, AZ 85712

**Las Colinas Condominium Association  
Annual Meeting & Election  
January 20, 2018  
10:00 a.m.**

Present: John Saputo, President  
Katherine Trimm, Vice President & Managing Agent  
Robert Prievo, Special Projects  
Laura Hersey, Secretary/Treasurer  
Andrea Schwimmer, Special Projects

The Annual Meeting and Election for 2018 for the Las Colinas Condominium Owner's Association was called to order on January 20, 2018 at 10:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2017 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: Craig Coder, Lili Balash, and Velma Black in front of those owners present. Thank you Velma, Lili, and Craig.

**Results:** Sixty qualified ballots were received, over twice quorum required for elections. The votes were as follows:

53 – John Saputo  
52 – Katherine Trimm  
52 – Laura Hersey  
50 – Andrea Schwimmer  
49 – Robert Prievo  
  
13 – Bronya Yegorova

#### **IV. Election of Officers**

A motion was made by Katherine Trimm to keep the same board members in their offices. The motion was seconded by Laura Hersey, and passed unanimously.

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

John Saputo, President  
Katherine Trimm, Vice President

Andrea Schwimmer, Projects  
Laura Hersey, Secretary/Treasurer  
Robert Prievo, Special Projects

- V. Homeowner Input**
- VI. Set Next Annual Meeting – January 19, 2019 at 10:00 a.m.**
- VII. Ajourn**

# *Las Colinas*

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

## **Las Colinas Condominium Association February Board Meeting**

**Feb. 6, 2018**

**7:30 p.m.**

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

Absent: Laura Hersey, Secretary/Treasurer(LH)  
Andi Schwimmer, Projects (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**

Minutes for November 2017 were read and approved.

### **III. President's Report**

The President announced the results of the 2018 election. The incumbent Board was re-elected by over twice quorum of the owners. We are glad to keep the team together as we work together very productively. Thank you all for participating in the democratic process.

One of the advantages of December is that the best contractors can often have a crew available. We were able to take advantage of this to knock out our punch list of items which included stucco repair, painting, gutter repair, pipe-wrap, pool fence repair and painting, as well as re-coating the pool decks with a special new paint that is said to reduce the deck temperature by 20 degrees.

Another important December project was the maintenance of the property's trees. This included removal of the damaged mesquite tree, and the pruning of the remaining mesquites. The new trees planted in that area are growing and will provide shade, with out the extreme property damage the mesquites cause. While the tree specialists were here, they also removed two dead cypress and pruned other trees.

A freak leak from a water softener caused the upper pool boiler to fail the weekend before Christmas. Always for a holiday. It was a challenge to get the replacement parts shipped in during the heaviest package delivery time of the year. We were very glad when it came up and has worked smoothly since. January saw sewer and plumbing repairs. The water was off to the entire property for a valve replacement and pinhole leak was discovered in a boiler supply line, which was repaired at the same time. We also had a sewer line repair in building 10.

A new Arizona law requires a child proof latch be added to all pool gates. We have installed our first one, and it was passed during our pool inspection. We will be adding the other three latches. Now when you unlock the gate, you must also lift the red knob to then open the gate. It is so important to keep our pools locked and children safe.

We also have continued to paint the wrought iron around the property, and instal the Unit numbers.

#### **IV. Neighborhood Watch Report**

A car was stolen from Las Colinas, and retrieved from Monaco later that day. Another car was car-jacked at Monaco yesterday. The suspects are known and associated with criminal activity in the area.

#### **V. New Business**

A.) A motion was made to affirm \$6,000.00 for repairs to stucco, gutters, pipe wrap, pool fence, along with the painting of repaired areas, pool fences and re-coating of pool decks by KT and seconded by RP. The motion passed.

B.) A motion was made affirm \$9,600.00 for the repair of a valve and sewer line by KT and seconded by RP. The motion passed

C.) A motion was made to affirm \$3,000.00 for tree maintenance by KT and seconded by RP. The motion passed.

D.) A motion to affirm \$500.00 for the new pool child safety latches by KT and seconded by JS. The motion passed.

**VI. Set Next Meeting**

The proposed meeting schedule for 2018 is Tuesday nights, at 7:30 p.m. in the Clubhouse: **Mar. 6, May 1, June 26, July 24, Aug. 21, Sept. 18, Oct. 16, and Nov. 13.**

**Next Annual Meeting – Saturday, January 19, 2019 at 10:00 a.m.**

**VII. Homeowner Input (two minute limit)**

**VIII. Ajourn**

All motions passed unanimously.

# *Las Colinas*

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## **Las Colinas Condominium Association**

### **May Board Meeting**

**May 1, 2018**

**7:30 p.m.**

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

#### **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. Special A/C Presentation from Oracle Control**

(See handout attached)

#### **III. President's Report**

The President announced the 2017 Financial Report has been issued. We were \$47,000.00 over budget for revenue – another successful year. Laura Hersey resigned. We very much appreciate her service on the Board. After consultation with the Board, we unanimously chose Michelle Leon to fill the remaining term.

We were saddened to lose long time owner and former Board member, Don Johnson. There will be a memorial tomorrow night, Wednesday, May 2<sup>nd</sup> at 7:30 here in the Clubhouse. Debbie is preparing some of Don's favorite foods to share. Please bring your favorite Don story.

We had two pinhole leaks in the boiler supply lines that were repaired. Also, minor roof leaks were repaired, along with any drywall damage.

We had 8 occurrences of "mystery water". This is when we get a call of water damage. Owners are responsible for maintaining their plumbing fixtures, including the toilets, tubs, and shower stems. Owners are also responsible for any damage that leaking water causes to their own unit, adjoining units or the common area. Report all "mystery water" immediately. The Association will try to ascertain the cause and mitigate. Prevention is much cheaper than repair.

#### **IV. Neighborhood Watch Report**

The special Federal Hot Spot program has ended. It provided intensive police coverage to respond to drug related crime on the Eastside. We met with Tucson Police representative and the property managers for Monaco Phase II and the El Dorado medical office complex next door to talk about hiring off duty officers to provide additional patrols to combat crime. They would have full powers to make arrests. The problem of homeless drug addicts looking for something to steal for a drug fix is a problem everywhere – we are just looking for ways to reduce crime here. By pooling our resources, we hope to get more police coverage than we would be able to afford individually. As a pilot program Monaco, El Dorado, and Las Colinas would spend \$2,000.00 each to share extra police patrols for three months. So, by spending \$2,000.00 we would get the benefit of \$6,000.00.

#### **V. New Business**

A.) A motion was made to elect Michelle Leon to the position of Secretary, and have her replace Laura Hersey, as an authorized signer on the Las Colinas COA bank accounts at Bank of the West, effective this date May 1, 2018, by KT and seconded by JS.

B.) A motion was made to approve \$2,000.00 for a pilot program with Monaco and El Dorado to add police patrols. KT and seconded by RP.

C.) A motion was made to affirm \$1,000.00 for boiler line repairs by KT and seconded by RP. The motion passed.

D.) A motion to affirm \$1,250.00 for roof and drywall repairs was made by KT and seconded by JS. The motion passed.

**VI. Set Next Meeting**

The proposed meeting schedule for 2018 is Tuesday nights, at 7:30 p.m. in the Clubhouse: **June 26, July 24, Aug. 21, Sept. 18, Oct. 16, and Nov. 13.**

**VII. Homeowner Input (two minute limit)**

**VIII. Adjourn**

All motions passed unanimously.



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## **Las Colinas Condominium Association**

### **June Board Meeting**

**June 26, 2018**

**7:30 p.m.**

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

#### **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**

Summer is always our most difficult time of year. It is when hot water lines break, and when the monsoons cause damage to our roofs. It started early this year. The water softeners have significantly reduced the hot water line breaks. However, for the first time in several years, we had a hot water line break under the floor. This break was under the foundation of Building 30, and we could see evidence of a previous repair. As the current break was repaired, a second break was discovered. Because copper in concrete – subject to shifting in the foundation – is prone to break, we have adopted the approach of cutting and capping the existing hot water line and re-running the supply line through the walls, using PEX. In this case it was complicated by the manifolds not being in the normal location, instead being very difficult to locate. It became the most complicated hot water line repair we have ever had. But it is done.

We had a heavy rain storm, dropping one inch of water in one day. Five minor roof leaks were reported, and were repaired within three days. There were two areas where the drainage backed up and they are being cleared. The annual trimming of the palm trees is complete.

The real estate market is heating up for condos, and we have seen our prices rise into the \$70,000.00's. While our prices are still only 60% of comparable properties, this is welcome progress. The banning of investors, as we did in 2011, will prevent a repeat collapse of our prices.

#### **IV. Neighborhood Watch Report**

While we approved \$2,000.00 last month for the pilot program with off-duty officers, the other two parties, Monaco Phase II and the El Dorado Medical Complex did not decide to move forward. However, we understand that the purchaser of multiple units in Phase II has initiated evictions of units that were hubs for criminal activity. Overall, things have been quieter as there has been less traffic coming from Monaco.

This month Las Colinas had two incidents of domestic violence. Karma works at Las Colinas – the victims, and our Community, are safe. The perpetrators are gone.

In the first instance, there was a domestic assault. The perpetrator had been engaged in intimidation of the neighbors, apparently in the erroneous belief that his violence could go unchecked. The victim reached out to us for support and an Order for Protection was issued, banning the perpetrator from the property. The perpetrator had been welcomed into the family and our Community, but betrayed that trust.

In the second instance, the owner had asked a relative to leave her Unit. When the relative refused, the owner reached out to us for support. An Order for Protection was issued, and served. However, the now unwelcome relative merely changed the locks. When the owner arrived, the relative became assaultive. The owners' other family members acted in self-defense, stabbing the assaultive relative, which proved fatal to the assaultive relative. No arrests were made. What had been reported as homicide was actually self-defense. The perpetrator is deceased. What a horrible experience for long time owners at Las Colinas, who have very good hearts. The relative came here to have the opportunity to turn his life around, and choose not to.

Karma works here because we all care for each other. And we are here to support each other.

**V. New Business**

A.) A motion was made to affirm payments of \$9,200.00 for hot waterline replacement in Building 30, along with \$1,100.00 for drywall repair and \$650.00 for water damage remediation by KT and seconded by RP. The motion passed.

B.) A motion was made to affirm \$1,645.00 for trimming the palms by KT and seconded by RP. The motion passed.

C.) A motion was made to affirm \$1,000.00 for roof repairs by KT and seconded by RP. The motion passed.

D.) A motion to accept the remedy proposed by Unit 296 that the residents of the Unit were already planning to depart, and will be gone within 3 months, subject to their compliance with the Association pet rules and that the owner is aware that the owner is responsible for any damage to the Common Area balcony by JS and seconded by AS. The motion passed.

**VI. Set Next Meeting**

The proposed meeting schedule for 2018 is Tuesday nights, at 7:30 p.m. in the Clubhouse: **July 24, Aug. 21, Sept. 18, Oct. 16, and Nov. 13.**

**VII. Homeowner Input (two minute limit)**

**VIII. Adjourn**

All motions passed unanimously.

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## **Las Colinas Condominium Association**

### **July Board Meeting**

**July 24, 2018**

**7:30 p.m.**

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

#### **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**

#### **III. President's Report**

The President reported no further monsoon damage. Our staff worked on improving drainage, and we have had no further problems reported. Over all there is much less pest activity this year. While we have had bees removed, it is been so much less than last year. We have not had reports of mosquitos, but the traps are on. Las Colinas provides pest control – great job being done on prevention.

Last month we made our first ever increase in the washer fees and changed the dryer fees to \$0.50 per 16 minutes. Who knew that would be such a problem. It turned out that the vendors had to re-set from their end – something we had not been advised of. Meanwhile, our parts supplier was having difficulty getting the parts we needed to us on a timely basis. It was a bad month for laundry – our first in over five years of operation. We are working to get things smoother out moving forward.

Last year the extreme heat made it difficult to keep the pool chemicals in balance. We consulted with our supplier and upgraded our chemicals. That seems to have alleviated that problem as the temperatures soared this year. However, we did have to re-build the upper pool pump. It only cost \$107.27 to do so. We were very happy not to have to replace the entire pump. However, when the pump was reconnected, the supply lines re-pressurized and started to leak. We had to close the pool again while we re-built the supply lines. Thank you for your patience. Everyone was really nice about using the other pool. Always a great opportunity to make new friends.

Dangerous dogs were banned from our property after multiple attacks, some with injury, some fatal. One hundred percent of dog attacks on Las Colinas property were by what the law defines as dangerous breed dogs, specifically Pitbulls and Rottweilers. The owners, especially the owners of dogs, want to be able to enjoy walking their dogs. Our staff and contractors need to be able to work in safety. Our children need to be safe. Upon consultation with the Association Counsel, a former prosecutor who had tried cases involving dog attacks, and our Insurance company, the Association banned dangerous breed dogs. After this ban was violated by tenants, we banned any dog for any reason from rental units back in 2011. A violation amount of \$2,500.00 plus \$100.00 per day was set at that time. Yet, this rule still gets violated.

Because we have this rule, our insurance carrier advised us that should there be an attack, we then have a defense for the Association's insurance policy. Our carrier recently settled a minor dog bite claim for \$70,000.00. Of course our concern is that neither the landlord, nor the tenant likely have coverage should the violating pitbull harm someone at Las Colinas.

Since our last meeting the pitbull in 296 had departed as promised, and the Rottweiler in 265 has also departed. Despite all of this, we have another pitbull in rental Unit 139. This violation is on the agenda.

#### **IV. Neighborhood Watch Report**

And speaking of Unit 139, a Violation for suspicious activity and disturbance of the peace was also issued. The owner of Unit 151 had the locks changed and the squatters evicted. These squatters were suspected of running the theft ring that had taken both cars and packages from Las Colinas owners. Criminal activity takes away time from our Community. But when criminals are gone – so is the crime.

**V. New Business**

A.) A motion was made to refer the Unit 139 Violations to the attorneys by KT and seconded by RP. The motion passed.

**VI. Set Next Meeting**

The proposed meeting schedule for 2018 is Tuesday nights, at 7:30 p.m. in the Clubhouse: **Aug. 21, Sept. 18, Oct. 16, and Nov. 13.**

**VII. Homeowner Input (two minute limit)**

**VIII. Adjourn**

All motions passed unanimously.

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## **Las Colinas Condominium Association**

### **August Board Meeting**

**August 21, 2018**

**7:30 p.m.**

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

Absent: Andie Schwimmer

#### **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**

The President reported as the monsoons continue we have had only one additional roof leak. Our staff continues to work on preventative maintenance. The summer heat also brings light bulb failure. We have replaced many light bulbs and that work continues.

An issue that absorbs much staff time is mystery water. The Association steps up to investigate and determine the cause. Most of the time it is a Unit owner responsibility, rather than a common area element. Unit owners are responsible for their A/C units, including the condensation lines, as well as their plumbing fixtures such as tubs, tub drains, toilets, and sinks. We encourage Unit owners to carry condo owner's insurance policies in the event that their plumbing fixtures damage the property of other owners. We have had good experience with only two carriers protecting their insureds.

Unfortunately, we have discovered too often the insurance coverage that owners believe they are buying is not there. Repeatedly we have seen insurance carriers refuse to cover basic damages. Even more shocking, those insurance companies assume that the Association's policy should cover their liabilities. The Association's policy has a \$10,000.00 deductible. We are currently considering raising this to \$25,000.00. That will save the Association approximately \$250.00 per month, or \$3,000.00 annually.

We have received much positive feed back on the A/C presentation we had in May. We did attempt to have additional A/C companies come to present, but had no returned phone calls. Today, we realized that the Clubhouse A/C was not working properly. Oracle came out and inspected. The Oracle technician invited the Board President on to the roof to see where the re-set switch was located. This is why we trust them. He also pointed out that the motor, while working, appeared to be wearing out. We asked him to order its replacement.

Despite repeated attempts to resolve by the Association, the owner of Unit 139 failed to remedy the violations for having a pitbull, suspicious activity, and disturbance of the peace. The assessment for those violations was not paid by the owner as proscribed by the governing documents. As directed by resolution at the last meeting, the matter was referred to legal counsel for litigation.

We were so pleased several years ago to purchase new pool furniture and tables and chairs for the BBQ area. They have lasted very well and been much enjoyed. However, they are starting to wear out and it was time to start replacing them. We found the same style chairs, though now padded and even nicer. The new loungers are padded as well. The chairs were on sale for 2 for \$250.00 and the loungers were \$250.00 apiece.

As no agenda items have been submitted and a schedule conflict, there will be no meeting in September. The next meeting will be October 16, 2018.

## **V. New Business**

A.) A motion to affirm the purchase of replacement pool furniture, four chairs at the BBQ area and two pool loungers, for \$1,000.00 was made by KT and seconded by ML.

B.) A motion was made to terminate the current trash contract by KT and seconded by RP. The motion passed.



**VI. Set Next Meeting**

The proposed meeting schedule for 2018 is Tuesday nights, at 7:30 p.m. in the Clubhouse: **Oct. 16, and Nov. 13.**

**VII. Homeowner Input (two minute limit)**

**VIII. Adjourn**

All motions passed unanimously.

# *Las Colinas*

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## **Las Colinas Condominium Association**

### **October Board Meeting**

**October 16, 2018**

**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**

#### **III. President's Report**

The President announced that there is no dues increase recommended for 2019. It is important to the Board to be good stewards for our pooled dues money. While of course we could get more projects done faster with more money, we look first to where we can save money and how we can continue to make progress with the money we have. There is no increase in the proposed budget for 2019. We are mindful of our owners who live on fixed incomes, as for them a dues increase could create a hardship.

It is quite unusual for there to be so much rain in the month of October. Despite the repeated heavy rains, we have had only one reported minor roof leak. Finally the long summer has ended. This summer was filled with mystery water emergencies that took up an incredible amount of time to diagnose. While most of these issues were not caused by common elements, we worked with the owners to resolve them.

Another huge time consuming activity is fighting crime. Your Association was successful in getting rid of the suspected criminals in two of the units. This immediately reduced "traffic". Our peace and safety is something we prize and is important to our property values.

While dealing with crime, emergencies, collection, and ways to save money took much of our time, we were able to complete some projects. Buildings 22, 23, and 24 all had their stairway carpets professionally cleaned. This helps preserve the carpet as well as looking nice. At the same time the baseboards were washed. Then Hamed washed the walls and driveways. He is painting the areas that have become discolored from old car exhaust.

To follow up on the trash contract, we re-negotiated it for a substantial reduction. Last meeting we discussed the option of raising our deductible to \$25,000.00 to save money. Tonight we will vote on this proposal.

As you can all see, we have begun the process of planting the fall rye grass. This year we are tilling the soil, which adds to its health as well as gives us an opportunity to remove weed roots and level the ground. Then we will be seeding and covering the ground with mulch. Many years ago we banned the use of glyphosate (weed killer), which has now been linked to everything from autism to cancer to Parkinsons. We have changed our supplier of seed to reduce recent increases in weed contamination of seed. So, the grass remains safe for our children and pets. The use of fescue as a summer grass helped crowd to the weeds. We are going to be testing a patch to see if fescue could be a year round grass for us.

We are always looking for new technologies. Several years ago we installed water softeners to protect our boilers and pipes. We noticed a huge reduction in hot water line and valve breaks, as well as reduced wear on our boilers. The cost of the softeners was more than recouped on the reduction in plumbing bills. Still, we have not been completely satisfied with a salt-based solution, especially as we look to installing gray water systems in the future.

We are currently evaluating an alternative that does not use salt to prevent scale. While we have not completed our research, the preliminary results look very promising. The Association's plumber has experience with this technology and is assisting us in the evaluation process. We have a 30-day cancellation provision for our current provided. We will be voting to cancel this contract in preparation of the new system, should it pass evaluation. We will be providing for detailed information at the next meeting.

**V. New Business**

A.) A motion to approve the 2019 Budget was made by ML and seconded by JS. The motion passed.

B.) A motion to raise the deductible on the Association's blanket hazard policy to \$25,000.00 was made by KT and seconded by ML. The motion passed.

C.) A motion was made to affirm \$510.00 for having the stairway carpets in buildings 22, 23, 24 professionally cleaned by KT and seconded by AS. The motion passed.

D.) A motion to affirm \$950.00 for the fall rye grass seed, much tiller and spreader was made by KT and seconded by AS. The motion passed.

E.) A motion was made to give a 30-day notice of termination to Culligan should we decide to recommend a different vendor by KT and seconded by RP. The motion passed.

F.) A motion to deny the appeal by Unit 182 by JS and seconded by AS. The motion passed.

**VI. Set Next Meeting**

The proposed meeting schedule for 2018 is Tuesday nights, at 7:30 p.m. in the Clubhouse: **Nov. 13, 2018.**

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

**VII. Homeowner Input (two minute limit)**

**VIII. Ajourn**

All motions passed unanimously.

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## **Las Colinas Condominium Association**

### **November Board Meeting**

**November 13, 2018**

**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 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**

#### **III. President's Report**

The President announced that both of the Veteran's Day water/boiler problems are resolved. Once again on a holiday weekend, we were advised of a water leak. Sunday afternoon there was a hot water line break behind the upper pool. We opened it up that night and discovered it would not be an easy fix. Our plumber was able to get a warehouse opened on the holiday and get the special parts we needed. It was up that afternoon. The morning of Veteran's Day, water from the Bldg 29 boiler was luke-warm. By 7:30 am we knew it was a computerized board going bad and had its replacement being air-freighted to us. Thanks team for giving up your holiday weekend to restore our hot water.

Also on Veteran's Day myself, the Board President, Katherine the Board Vice President, and the Association's plumber went up to the Phoenix area to visit and installation of the water system we discussed last month.

We prepared a report of our findings, which we have distributed. It includes a study done by ASU on the proposed technology. (Please see attached.) In short it is an easy vote yes. Last month we met with the Association's bank, and they are offering an attractive financing package.

The winter rye grass sprouted over night it seemd and looks like green velvet. Katherine found a pallet of the beautiful flagstone so we can finish our popular flagstone installations. Paublo has the flagstone walk way in front of Building 1 and around the upper pool bench installed already. It is so beautiful.

It is time to prepare for the Annual Meeting and election of the Board in January 2019. As called for in our governing documents, I have asked the Board Secretary to prepare a slate of candidates. She will be submitting that 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 later this week, which includes the opportunity for additional nominations.

**V. New Business**

A.) A motion to accept the Board Secretary's slate of Officers was made by JS and seconded by AS. The motion passed.

B.) A motion to affirm the purchase of the flagstone for \$1200.00 was made by RP and seconded by ML. The motion passed.

C.) A motion to approve the purchase of three Scale Solver Systems for \$45,000.00 was made by KT and seconded by RP. The motion passed.

D.) A motion to authorize the Board to secure \$45,000.00 in financing for the approved Scale Solver Systems was made by JS and seconded by ML. The motion passed.

**VI. Set Next Meeting**

**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.