

Las Colinas

Condominium Owners' Association, Inc.

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

Las Colinas Condominium Association

August Board Meeting

August 16, 2022

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Andrea Schwimmer (AS)
Robert Priervo, Projects (RP)

Absent: Debbie Fricke (DF)

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

This is monsoon time of year. We are upgrading drainage, replacing downspouts, and securing gutters. Unlike last year, this has been a mild rainy season. And of course having done 1/3 of the property's roofs gives us peace of mind.

This is also "mystery water" time of year. That is when condensation lines leak. And when plumbing has issues. As a courtesy, the Association checks out these problems to mitigate damages. So often we find shoddy work done by lone-gone contractors. **This is a reminder WHY you are required to use the Association's approved vendors for plumbing and HVAC.** We are tired of cleaning up messes left behind.

Another reminder, you are required to get prior permission before replacing doors or windows. Washer/dryers and walk-in showers also must have prior approval, and require the Association's approved contractors.

IV. Crime Report

We believe Jason Price was released to a halfway house, from prison. He is on Intensive Supervised Probation (ISP). As you can see from the handout, ISP has many requirements, that serve to protect us and the greater community. The Judge assigned 5 years of intensive probation, and indicated a willingness to send him back to prison to finish the 5 years incarcerated, if he fails.

The Association is represented by Counsel in the civil suit to collect our damages. The Judge gave his approval for us to convert our civil suit to a foreclosure action to collect the over \$147,000.00 damages that were assessed to his Unit 257 after the fire. You do not need to speak to Jason. You may refer him back to his own counsel if he approaches you.

The Receiver at Monaco is supporting Crime Free Initiatives there, like have used here for many years. They are implementing the Crime Free Lease Addendum, and gave Hamed Power of Attorney to kick out criminals, like Katherine does at Las Colinas. Hamed went before a Judge and got a Restraining Order to keep an alleged repeat burglar off both properties. (The break-ins were at Monaco. However, he was sleeping here – because it is quiet & safe. Not so safe – the police took his burglary tools, after Hamed caught him sleeping here. The Judge thanked us for our good work.

V. New Business

A.) A motion to affirm \$3,000.00 for repair of damages left by unapproved contractors was made by KT and seconded by JS. Motion passed unanimously.

VI. Set Next Meeting

Sept. 13th, Oct. 11th, Nov. 8th

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

VII. Homeowner Input (two minute limit)

VIII. Ajourn

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July Board Meeting

July 21, 2022

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Debbie Fricke (DF)
Andrea Schwimmer (AS)
Robert Prievo, Projects (RP)

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

The President announced that the roof work scheduled for this summer is complete. Roofs 1, 2, 3, 4, 11, 12, 19, 20, 21, 27, 28, and 32 are done.

Parts for the upper pool chlorinator were found, the pool chemicals re-balanced and the pool reopened. We had the upper pool fence repaired where there was rust damage. Then the lower pools chemicals went out of balance and the pool had to be closed for a few days, while balance was restored. The extreme heat of the summer breaks down the chlorine and throws off the chemical balance in the pools. The important thing is safety, and keeping the pools at the required levels. We have noticed improved compliance with the pool rules since the Arizona Revised Statutes were posted and a violation issued, which was not contested.

We believe that we have not had a hot water line break since we installed the water filtration system 3 ½ years ago. This has saved us so much money, not to mention misery from repairing a broken hot water line in 100 degree temperatures, typically on a holiday weekend. So very happy those days are over. On a Monday morning a leak was discovered. It was a failed 50 year old coupling in an accessible area. The only challenge was finding the two replacement couplings. It took three warehouses to come up with the two we needed. But after that it was a quick fix. We have ordered back-up couplings to have on hand.

IV. Crime Report

We attend the sentencing for Jason Price. As a result of his plea agreement, the Judge had very little latitude. He ended up with only three years on original charges for ten felonies. Only three years for assault with a deadly weapon on four of our police officers? Who could imagine any County Prosecutor recommending such a thing. Laura Conover's election as County Prosecutor is the sole responsibility of the voters. Worse, after time served, we are only protected for 30 days while he is in prison. The Judge did assign 5 years of intensive probation, and indicated a willingness to send him back to prison to finish the 5years, if he fails.

The Association is represented by Counsel in the civil suit to collect our damages. You do not need to speak to him, and may refer him back to his own counsel if he approaches you. We are planning a safety meeting to discuss protection options.

As we have advised you, Monaco went into receivership in January. The Receiver is working away to identify the money required for repairs. We have heard that a special assessment has been made for \$7,000.00 per unit. The will raise less than 2 million dollars, so it may not be the last one. This is why we did dues increases – to avoid these problems.

V. New Business

A.) Motion to affirm \$3,500.00 for repair of failed couplings on a hot water line was made by KT and seconded by RP. Approved unanimously.

B.) Motion to affirm \$800.00 for repair of upper pool fence was made by KT and seconded by DF. Approved unanimously.

VI. Set Next Meeting

Aug. 16th, Sept. 13th, Oct. 11th, Nov. 8th

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

VII. Homeowner Input (two minute limit)

VIII. Ajourn

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Las Colinas Condominium Association

June Board Meeting

June 21, 2022

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Debbie Fricke (DF)
Andrea Schwimmer (AS)
Robert Prievo, Projects (RP)

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

The President announced that the roof work has begun. Roofs 22, 32, 1, 11, 12, and 28 will be completed by the end of the week. More roofs to be done. Monsoons may be arriving early this year, we are glad to be getting out roofs done. Also in preparation for monsoon, we got our palm trees trimmed. The concrete shaving was rescheduled by our vendor for August.

The sellers market continues at Las Colinas. A number of nicely upgraded condos have sold to \$200.00 per square foot, and a 3 bedroom, 2 bath is listed for \$200,000.00. According to a recent analysis of comparables, Las Colinas is still undervalued. So, there is room for upward appreciation.

A small part in the upper pool chlorinator failed, and we have not been able to get a work around or a replacement for it. So, the upper pool remains closed. We are still trying. Meanwhile, we posted the Arizona Revised Statutes on Pool Rules at the pools. Owners have expressed frustration at the lack of compliance with our Rules on pools & pets. We are issuing Violation letters, an example is presented.

IV. Crime Report

We were notified, with less than 24 hours notice that the former Public Defender, turned County Prosecutor, Laura Conover had sabotaged our case and Jason was being offered a plea deal that included dropping the arson. Laura Conover who requires that the county Prosecutors refer to victims as 'alleged victims' and demands no-consequence plea deals. Not surprisingly she has gutted the Prosecutor's Office. Fortunately the sentencing will be by our Judge Bernini on her last day before retirement. Jason remains in jail.

While we had expected our criminal case to prevail at trial, and the condo to be awarded to us in restitution, our civil case remains. We expect to take the condo to offset damages, and sever Price's connection with our property.

V. New Business

A.) A motion to approve \$1,700.00 for palm tree trimming was made by KT and approved by AS.

VI. Set Next Meeting

July 19st, Aug. 16th, Sept. 13th, Oct. 11th, Nov. 8th

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

VII. Homeowner Input (two minute limit)

VIII. Adjourn

Las Colinas

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Las Colinas Condominium Association

May Board Meeting

May 24, 2022

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Debbie Fricke (DF)
Andrea Schwimmer (AS)
Robert Prievo, Projects (RP)

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

III. President's Report

The President announced the passing of Board Secretary, Michelle Leon. She died a few days after she served cake at the March meeting. Her courage and humor are much missed. We are pleased to announce that Debbie Fricke accepted my appointment to the Board Secretary position March 15th. Welcome Debbie!

Monsoon season preparations have begun. Today the roofs were cleaned and the downspouts cleared. Work has begun on coating the roofs. We have 32 buildings. Our roof contractor inspected our roofs and identified the 30% of roof area that he believed was the most important to address. Those roofs are getting done this month and next. Building 22 is almost done. Phase 1 of roof maintenance includes Buildings 1, 2, 3, 4, 11, 12, 19, 20, 21, 22, 27, 28, 29 & 32.

New technology is always a game changer. There is a new service that shaves the concrete where it has become uneven. We have a quote to do the front of the property in June. We will then get a quote for the back as well.

On April 15th we finished our annual boiler maintenance as we completed flushing the tank on the building 19 boiler. The delay was because we needed to add an access panel for service. We also finished the Christmas sewer clean-out. A part was not available, and a substitute for it was hard to find. The sewer was in good condition. A tee-shirt was found in the line, which had caused the slowness.

The summer fescue came back on its own this year, saving us from having to scalp and reseed. We just did some touch-up areas. This saves a lot of effort and lets us skip that 'brown' period. We will need to scalp and seed with the winter rye in the fall. With shortages a continuing problem, we secured chlorine though the season. The price has risen considerably.

IV. Crime Report

You must lock the dead bolts at the laundry rooms. Two men were found trespassing in our laundry room. They can be arrested if they return. A large hole was cut in the fence from Monaco. That was sealed. The Receiver for Monaco Phase I and Phase II has taken control and we are hopeful that their foreclosure process will eliminate their criminal problem, as it did for us.

Katherine will attend the final Status Conference on the upcoming trials for Jason Price on the arson and assault on the SWAT Team charges. Trial is scheduled for July 12, 2022. Price remains in jail with no hope of bond or release. He is facing 55 years in prison, if convicted on all counts.

V. New Business

A.) A motion to approve \$51,000.00 for roof maintenance for 1, 2, 3, 4, 11, 12, 19, 20, 21, 22, 28, 29 & 32 was made by KT and seconded by RP.

B.) A motion to approve \$1,700.00 for roof and downspout cleaning was made by KT and seconded by RP.

C.) A motion to approve \$1,800.000 for concrete shaving of the upper area was made by KT and seconded by AS.

D.) A motion to approve \$2,000.00 for chlorine was made by KT and seconded by AS.

All motions passed unanimously.

VI. Set Next Meeting

June 21rd, July 19st, Aug. 16th, Sept. 13th, Oct. 11th, Nov. 8th

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

VII. Homeowner Input (two minute limit)

VIII. Adjourn