

# *Las Colinas*

*Condominium Owner's Association, Inc.*

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

**Las Colinas Condominium Association  
November Board Meeting  
November 16, 2015  
7:00 p.m.**

Present: John Saputo, President (JS)  
Katherine Trimm, Vice President (KT)  
Tovi Stonechek Ballesteros, Treasurer (TSB)  
Robert Prievo, Projects (RP)  
Laura Hersey, Secretary(LH)

**I. Call to Order & Roll Call**

The November meeting of the Las Colinas Condominium Owner's Association was called to order at 7:15 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

**II. Secretary's Report**

Minutes for October 2015 were read and approved.

**III. President's Report**

The President reported that the winter rye is in and coming up nicely. Cameras have been added to cover the area around the upper pool where we had vandalism earlier this fall. We added an additional French drain in front of Building 2. Glenn will be taking over for Judi, and is working on stairs and landings. There are only twenty staircases left to be completed, and several open balconies.

We are enjoying Laura's addition to the Board. As you will see when Laura presents the slate of Candidate for the 2016 Board, all five of us have volunteered to return and continue the progress we have made with financials in the black, no dues increase, and many improvement to the Common Area. We are especially excited to be re-plastering and re-tiling the Upper Pool this year.

The call for any additional nominees to the Board will be going out next week. To be eligible to run, the candidate must have attended five meetings in 2015, be current on their dues and have no violations.

**IV. New Business**

- A. A motion was made to approve the slate presented by the Board Secretary, Laura Hersey and seconded by RP. Motion passed.
- B. A motion was made to approve a budget of \$15,000.00 to re-plaster and tile the upper pool, like we did the lower pool this year, by KT and seconded by RP. Motion passed.

**V. Set Next Meeting** Next annual meeting January 16, 2016

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

**VII. Adjourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

*Condominium Owner's Association, Inc.*

1600 N. Wilmot Road  
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520 390-2310

**Las Colinas Condominium Association  
October Board Meeting  
October 19, 2015  
7:00 p.m.**

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

**I. Call to Order & Roll Call**

The October meeting of the Las Colinas Condominium Owner's Association was called to order at 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

**II. Secretary's Report**

Minutes for August 2015 were read and approved.

**III. President's Report**

The President reported that the September Board Meeting was cancelled due to flu. We have had vandalism problems again at the upper pool. Someone covered the camera and vandalized the upper pool by smashing the light. While we were able to remove the broken glass, the light could not be replaced until pool is drained. Without the light the pool can not be opened. Since this pool is scheduled to be drained in February for re-plastering, the light will be repaired then. The notice was left on the pool and people in the upper area enjoyed the re-modelled lower pool. This weekend someone fired a gun at the upper pool laundry windows, leaving a hole, but not shattering the glass.

A broken waterline was discovered under the floor in Building 10. It was re-run through the wall. This was the first interior broken waterline we have had in several years, since we installed the water softeners.

This is expected to be a very wet fall and winter. We installed three phases of gutters to prevent drainage problems.

Because of so many rain days, we had the opportunity to do some work on the Clubhouse. Marble tile was donated by a homeowner and another owner donated his skills at laying marble. It was a great opportunity to repaint and replace the vanities and lights.

Gayle Alleman has an exciting new book contract, so has resigned to have more time to write. Thank you Gayle for your hard work and help with special projects.

There will be no dues increase for 2016. We will continue with the current budget.

### **III. New Business**

- A. A motion was made to elect Laura Hersey to the Board, and appoint her as Association Secretary by JS and seconded by RP. Motion passed.
- B. A motion was made to affirm a budget of \$2,500.00 for Clubhouse remodel, including marble floors, new vanities, paint and new lighting by KT and seconded by LH. Motion passed.
- C. A motion was made to approve the Architectural request for new windows from Unit 316 was made by KT and seconded by RP. Motion passed.
- D. A motion was made to affirm 4,500.00 for the cost to repair the broken waterline in Bldg 10 was made by KT and seconded by RP.
- E. A motion was made to affirm the third phase of gutter installation for \$3,000.00 was made by KT and seconded by LH.
- F. A motion was made to approve the 2016 Budget, with no dues increase was made by KT and seconded by LH.

**IV. Set Next Meeting** Proposed meeting schedule for 2015, last meeting Thursday night, 7:00 pm in the Clubhouse, 11/16. Next annual meeting January 16, 2016

**VI. Homeowner Input**

**VI. Ajourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

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1600 N. Wilmot Road  
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**Las Colinas Condominium Association  
August Board Meeting  
August 24, 2015  
7:00 p.m.**

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

**I. Call to Order & Roll Call**

The August meeting of the Las Colinas Condominium Owner's Association was called to order at 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

**II. Secretary's Report**

A motion was made to approve the May Minutes as read by JS and seconded by RP, motion passed.

**III. President's Report**

The June meeting was cancelled because no agenda items were received, so there was no business to conduct. There was no July meeting scheduled.

The President was sorry to inform the members that Judi Belcher passed away this month. She was a long-time supporter of our Community, friend to many, and painter of the stairs on her breaks from supervising Federal Education contracts. She will be greatly missed.

The President reported that it has been a very productive summer, with many projects completed. Both pools were re-opened after make-overs. This seemed like the impossible dream, but after 40 years, the lower pool received an upgraded re-plastering, along with replaced railings, tile and filters. The decks were re-coated and the new furniture was installed. All this project was thanks to the laundry room money. Your quarters are going to make your property more beautiful and enjoyable.

Unfortunately, the upper pool was vandalised last week. The light was yanked out and smashed. The investigation is underway.

The project of upgrading the Common Area windows was completed with the installation of French doors in the Clubhouse. A bistro set was added to the balcony with an umbrella.

More water efficient underground irrigation was installed and twenty hummingbird and environmentally friendly Tacoma's were planted around the property. The Tacomas replaced the poisonous oleanders that tore up our sewer lines and irrigation.

We were successful in assisting owners in winning evictions for suspicious activity associated with drug dealing. We haven't lost one yet. More to come. We are working with the eastside task Force to support our Community being Crime Free. They were excited to hear about our cell phone ap. Apparently, we are the first to be able to provide remote monitoring of the Common Area.

The curbs were all re-painted with new red paint, after being prepped to remove old layers of flaking paint and provide a clean surface for the new product we are using, which is more maintainable. The safety yellow was also re-painted. We replace the faded safety signs. We also added new LED lighting – more to come.

In preparation for monsoon season, our roofing contractor completed the roofs for Buildings 13 and 17, as part of the \$41,000.00 roofing project we approved this spring. This is anticipated to be a very wet winter, so we are glad to have put plans in place and had our contractor do so much this spring in roof preventative maintenance. So, far the only "roof" issues have been the result of packaged air-conditioning units – which always create problems and are prohibited, and a parapet seam.

We have had two sewer line repairs. The first, several thousand dollars, caused by drain cleaner (like DRAIN-O). The second, over \$500.00 caused by a big wad of tampons. Again, DRAIN-O-type products, tampons, wipes, eggshells, and coffee grounds should never be put in the drains.

Thank you everyone who was heads-up and reported bees. Our bee company was wonderful about responding nights and weekends to keep us all safe. Glad to have bee season behind us.

The first phase of new gutters were installed – seamless and powder-coated. We also worked on drainage to provide a solution to prevent water damage on porches and walkways.

**IV. New Business**

A. A motion was made to affirm an additional \$3,000.00 to the \$3,000.00 budget already approved, for phase 2 of gutter installation, and an additional \$5,000.00 for phase 3 by KT and seconded by TSB.

B. A motion was made to affirm \$800.00 for Tacomas to replace the oleanders, by KT and seconded by RP. Motion passed.

**V. Set Next Meeting** Proposed meeting schedule for 2015, Monday nights, 7:00 pm in the Clubhouse, 9/21, 10/19, 11/16

Next annual meeting January 16, 2016

**VI. Homeowner Input**

**VII. Ajourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

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1600 N. Wilmot Road  
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## **Las Colinas Condominium Association**

### **May Board Meeting**

**May 4, 2015**

**7:00 p.m.**

Present: John Saputo, President (JS)  
Katherine Trimm, Vice President (KT)  
Tovi Ballesteros, Treasurer (TS) (Appeared telephonically)  
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 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

#### **II. President's Report**

The President reported that the 2014 Financial Statements were mail to the owners last month. We are proud of being in the black and having collected \$50,000.00 in reimbursements in addition to dues. This funds the many improvements we are making at Las Colinas. The laundry machines were paid off last year, so we have no debt and \$144,000.00 in assets. Thank you everyone for your outpouring of support and thanks.

The termite inspection and treatment is complete, and the warranty renewed for another five years. The annual trimming of the palm tree and date removal is being scheduled. Also in preparation of monsoon season, we are scheduling repair and replacement of worn gutters.

The new pool furniture was delivered today and will be installed at both the Upper and Lower pools as soon as we can finish repairing and coating the pool decks.

The dirt was removed from behind the Upper Laundry and used to level the grass area at the front of the property. Work on the underground irrigation continue. The summer grass has been planted. And bee removal continues.

In accordance with Bylaws Section 8.1 Amendments the proposed clarification to the Bylaws, section 5.3 Removal of Officers was mailed to the membership.

**III. New Business**

A. A motion was made to approve window replacements for Units 133, 266, 278, 286, 409, consistent with our guidelines, by KT and seconded by RP. Motion passed. (KT as the owner of 266 abstained from the vote.)

B. A motion was made to approve \$1,800.00 for trimming palm trees by KT and seconded by RP. Motion passed.

C. A motion was made to approve \$3,000.00 for gutter repair and replacement by KT and seconded by JS. Motion passed.

D. An Amendment to the Bylaws was proposed to clarify Section 5.3 Removal Of Officers, effective immediately, by KT and seconded by JS. (Please see Notice to the Membership attached.) There was discussion, and the motion passed unanimously.

E. A motion was made to affirm the removal of Board member Eugene Yegorov, effective February 9, 2015, by KT and seconded by JS. The motion carried.

F. A motion was made to affirm the Board's election of Robert Prievo to fill the Director at Large position effective February 9, 2015 by KT and seconded by JS. Motion carried.

**V. Set Next Meeting** Proposed meeting schedule for 2015, Monday nights, 7:00 pm in the Clubhouse, 6/29, 8/24, 9/21, 10/19, 11/16

Next annual meeting January 16, 2016

**VI. Homeowner Input**

**VI. Adjourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

*Condominium Owner's Association*

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

## **Amendment to the Bylaws Removal of Officers or Directors**

There are circumstances where the Board has lost confidence in a fellow Board member, at which point further participation on the Board is pointless. There are circumstances where a Board member may be creating liability for the Association. In the situation where a Board member is detrimental to the Association for any reason, it is the duty of the Board to protect the interests of the Association above any personal feelings. The Board has a duty to protect the interests of the Association, and must have the ability to take action promptly.

In accordance with Article VIII. Bylaws, Section 8.1 Amendments, the Bylaws maybe amended by the Board of Directors.

Proposed Clarification to the Bylaws:

While we believe that the Bylaws have always provided the Board with the necessary power to remove any Board member for cause or no cause, to remove any possible ambiguity from the Bylaws Section 5.3 this clarification is proposed:

Section 5.3 Removal Of Officers Upon an affirmative vote of a majority of the members of the Board of Directors, any officer **or director at large** may be removed **from the Board**, with or without cause, and his or her successor elected **by the Board** at any regular meeting of the Board, or at any special meeting of the Board called for such purpose. \*

This Amendment to the Bylaws is on the Board's Agenda for the upcoming May 4, 2015 meeting.

\* The words added to the original for clarification purposes are in bold.

# *Las Colinas*

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## **Las Colinas Condominium Association**

### **April Board Meeting**

**April 6, 2015**

**7:00 p.m.**

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

#### **I. Call to Order & Roll Call**

The April meeting of the Las Colinas Condominium Owner's Association was called to order at 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

#### **II. President's Report**

The President reported that last month we approved \$2,000.00 for drainage to alleviate the pooling of water in the walkway by Building 3 and \$14,000.00 for annual preventive maintenance for the back-flow and the boilers, valves and gas lines, and \$15,000.00 for the pool remodel, for a total of \$31,000.00. This work has been substantially completed, and paid for. The pool has been re-plastered and filled. The polishing work will continue for a week as the new plaster sets. We will also be recoating the deck, before the pool re-opens. So there is more work to finish before the pool can be re-opened later this month.

It is time to re-up the termite contract for \$9,000.00 for the whole property, which includes a three-year warranty. We have wood frame buildings, termite protection was started under this Board and we feel this is a very important part of maintaining the Common Area.

It is bee season again. The Association has already had four hives removed. Please leave a message at the office if you see suspicious bee activity.

Roof repairs for damage caused by the 2 ½ inch winter downpour, was completed in the six identified areas. Our roofing contractor and crew of six were able to complete this work in a day and a half. This contractor came well recommended from another Association. We had him inspect all of our roofs and provide us with a maintenance plan. The first phase of this plan is to repair and coat 9 roofs, for \$41,000.00, including a 5 year warranty.

We are approving a bid by a licensed contractor to repair the concrete walkway on Building 31.

The second third of the staircases have been completed. In addition, stucco repairs have been made in several location on Buildings 27, 30, and 22. The fire lane curbs have been repainted red, and the safety yellow is being re-painted.

### **III. New Business**

A. A motion was made to affirm roof repairs over Units 203, 251, 264, 266, 292, 294 for \$ 1,335.29 by KT and seconded by RP. Motion passed.

B. A motion was made to approve a bid to repair walkway on Bldg 31 for \$5,000.00 by KT and seconded by RP. Motion passed.

C. A motion was made to approve bid for property termite treatment and three year warranty for \$9,000.00 by KT and seconded by RP. Motion passed.

D. A motion was made to approve bid to repair and coat nine roofs over the next year for Buildings 13, 15, 17, 26, 27, 19, 20, 21, 31 for \$42,000.00, including 5 year warranty by KT and seconded by RP. Motion passed.

**V. Set Next Meeting** Proposed meeting schedule for 2015, Monday nights, 7:00 pm in the Clubhouse, 5/4, 6/29, 8/24, 9/21, 10/19, 11/16

Next annual meeting January 16, 2016

**VI. Homeowner Input**

**VI. Adjourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

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1600 N. Wilmot Road  
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520 390-2310

**Las Colinas Condominium Association  
March Board Meeting  
March 9, 2015  
7:00 p.m.**

Present: John Saputo, President (JS)  
Katherine Trimm, Vice President (KT)  
Tovi Stonechek Ballesteros, Treasurer (TSB)  
Gayle Alleman, Secretary/Parliamentarian (GA)  
Robert Prievo, Projects (RP)

**I. Call to Order & Roll Call**

The March meeting of the Las Colinas Condominium Owner's Association was called to order at 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

**II. President's Report**

The President reported that drainage had been installed to alleviate the pooling of water in the walkway by Building 3. Our annual preventive maintenance for the back-flow and the boilers was completed, along with the identified repairs.

Las Colinas was built in 1973. The pools have their original tile and plaster. Five years ago we drained and coated the interior of both pools to buy us some time for what we knew would be an expensive project. By contracting pre-season we were able to get some very attractive bids for replacing the tile and plaster in the lower pool. We also researched new coatings for the coping and decks. We are beginning the pool remodel for both pools. The lower pool will get the tile and plaster replaced this year, the upper pool next year.

**III. New Business**

- A. A motion was made to affirm drainage improvements for Building 3 for \$2,000.00 by KT and seconded by RP. Motion passed.
- B. A motion was made to affirm preventative maintenance for the boilers, gas lines, valves, and backflow for \$14,000.00 by KT and seconded by GA. Motion passed.
- C. A motion was made to affirm a budget of \$15,000.00 for upper and lower pool remodels, by KT and seconded by TSB. Motion passed.

**V. Set Next Meeting** Proposed meeting schedule for 2015, Monday nights, 7:00 pm in the Clubhouse, 4/6, 5/4, 6/29, 8/24, 9/21, 10/19, 11/16

Next annual meeting January 16, 2016

**VI. Homeowner Input**

**VI. Adjourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

*Condominium Owner's Association, Inc.*

1600 N. Wilmot Road  
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## **Las Colinas Condominium Association**

### **February Board Meeting**

**Feb. 9, 2015**

**7:00 p.m.**

Present: John Saputo, President (JS)  
Katherine Trimm, Vice President (KT)  
Eugene Yegorov (EY)  
Gayle Alleman, Secretary/Parliamentarian (GA)  
Tovi Stonechek Ballesteros, Treasurer (TSB)

#### **I. Call to Order & Roll Call**

The February meeting of the Las Colinas Condominium Owner's Association was called to order at 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

#### **II. Secretary's Report**

A motion was made to approve the minutes of the November meeting by GA and seconded by KT. Motion passed.

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

The President reported that the flagstone walkway project in Buildings 30 & 31 is finished. We still have pieces left. Gayle announced the election results. People displaced by the fire are in the process of moving back in. We have installed three of the new Clubhouse windows. Twenty staircases have been completed this season. This was the second third of the staircases. It was the third wettest winter on record and Judi still got a lot done.

Eugene Yegorov was terminated for cause today. He no longer works for the Association. The Board voted to remove him from the Board.

Robert Prievo was elected to complete the vacant Board position.

**IV. New Business**

A. A motion was made to affirm the purchase of flagstone for \$1,600.00 by KT and seconded by TB. Motion passed.

**V. Set Next Meeting** Proposed meeting schedule for 2015, Monday nights, 7:00 pm in the Clubhouse, 4/6, 5/4, 6/29, 8/24, 9/21, 10/19, 11/16

Next annual meeting January 16, 2016

**VI. Homeowner Input**

**VI. Ajourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

*Condominium Owner's Association, Inc.*

1600 N. Wilmot Road  
Tucson, AZ 85712

## **Las Colinas Condominium Association Annual Meeting & Election January 17, 2015 9:00 a.m.**

Present: John Saputo, President  
Katherine Trimm, Vice President & Managing Agent  
Eugene Yegorov, Special Projects  
Gayle Alleman, Secretary  
Tovi Stonchek Ballesteros, Treasurer

### **I. Call to Order**

The Annual Meeting and Election for 2015 for the Las Colinas Condominium Owner's Association was called to order at 9:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. A quorum of qualified ballots was received.

### **II. Approval of Minutes**

Minutes for the 2014 Annual meeting were approved.

### **III. Election Results**

A quorum of Owners in good standing was certified. The Ballots were opened and counted by three members of the Association, Velma Black, Carol Weib and Ross Molberg, in front of those owners present. Thank you Velma, Carol and Ross.

**Results:** Fifty-five qualified ballots were received, over twice quorum. The votes were as follows:

49 – Gayle Alleman  
48 – Tovi Stonecheck Ballesteros  
48 – John Saputo  
52 - Katherine Trimm  
50 – Eugene Yegorov

**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 Tovi Ballesteros, and passed unanimously.

John Saputo, President  
Katherine Trimm, Vice President  
Tovi Stonecheck Ballesteros, Treasurer  
Gayle Alleman, Secretary  
Eugene Yegorov, Special Projects

**V. Homeowner Input**

**VI. Set Next Annual Meeting – January 16, 2016 at 9:00 a.m.**

**VII. Ajourn**