

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road

Tucson, AZ 85712

520 390-2310

www.lascolinascondos.net

Las Colinas Condominium Association

July Board Meeting

July 16, 2024

7:30 p.m.

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

I. Call to Order & Roll Call

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

II. Secretary's Report

The June minutes were read and approved.

III. President's Report

The President reported that we are still shopping for blanket hazard coverage. We have requested an additional extension, past the 30 days they offered. All three major corporate coverage brokers are shopping us. A policy for 35 million in coverage requires some time and analysis. Meanwhile, the market is reeling from the changes. We have three years of clean claims history, with only one claim in the last five years. At least in a skittish market, we are an attractive client. Obviously we are concerned about the cost of coverage. We currently have a \$25,000.00 deductible, which has served us well. There was not much additional savings to go to \$50,000.00. The industry has not offered higher deductibles, but we would certainly entertain that option if it helped our budget.

We are in the middle of monsoon season – the worst time of year for us. We have had NO reported roof leaks this entire season – a tribute to the fine work done by Burlavin sealing our roofs. However, we had two inches of rain in one hour. Tucson has 12 inches of rain per year. We were not built for that volume of water. That said, we only had water reported in two units, and two porches after that rain. This is why we devote so much attention to drainage projects. The next big rain we had no water in any unit and only water on one porch, where we had just begun a drainage upgrade. We will be continuing work on drainage upgrades for the next several weeks.

Burlavin is here installing more gutters to protect the buildings from water, and they will be maintaining the Building 25 and main shop roofs. The remaining roofs are scheduled for completion this fall. That will complete maintenance on all of our 32 roofs.

As it rains, we inspect the property to see where water is getting through, so that those areas can be sealed. Only AFTER the sealing is done does it make sense to replace the damaged plywood below. Over the next few weeks we will be continuing to caulk and DEXcoat, and then replace plywood coverings. For example, Unit 110 had a small piece of damaged flashing that allowed water to penetrate behind the fascia board. Our contractor had repaired the damage and the balcony is being sealed and coated

We approved a replacement washing machine last month for building 19's laundry room and it has been installed. We also found replacement chairs for the BBQ area that met all of our requirements, and they are in place now. Monsoon season also brings pests. We ordered replacement mosquito traps for the property. Installed fly traps. And are using dumpster deodorizer. All things that make life more safe and pleasant.

Summer is also a time of “mystery water”. We had reports of several condensation lines leaking. Only one did damage to its unit, and the unit below. This is a result of people using recommended contractors who understand condensation lines.

IV. Managing Agent's Report

No one has come forward with a name of a willing CPA. We have received zero requests for monthly statements. On the other hand, Board members routinely provide gratis everything from tax letters, to food stamp letters, to security clearance background interviews. These are the things that are important to members of our Community.

V. New Business

A.) A motion to approve \$850.00 for 8 new chairs for the BBQ area was made by KT and seconded by AZ. The motion passed.

B.) A motion was made to approve \$2,900.00 to Solid Foundations for repairs to Unit 110 porch due to water damage from a loose flashing by KT and seconded by AA. The motion passed.

All motions passed unanimously, unless otherwise noted.

VI. Set Next Meeting

Aug - No Meeting, Sept. 10th, Oct. 8th, Nov. 5th

Annual Meeting – 10:00 a.m., Saturday January 18, 2025

VII. Homeowner Input (two minute limit)

VIII. Ajourn

las Colinas

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Las Colinas Condominium Association

June Board Meeting

June 18, 2024

7:30 p.m.

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

I. Call to Order & Roll Call

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

II. Secretary's Report

The April minutes were read and approved.

III. President's Report

There was no meeting in May. We continued the agenda we approved in April. The carport lights have been replaced. The upper pool also got a new pool pump. That completes the pool upgrades we have been working on since last fall. They both have new pumps and light fixtures. The lower pool had its filter replaced. The upper pool had its sand replaced. We did get the special pool lock replaced.

A big project was to inspect and replace shut-off valves and irrigation valves across the property. That required shutting off the water to the entire property – something we have not had to do in several years.

Again, we had vandalism. The irrigation supply line was intentionally broken about 2 am. Behind the upper pool laundry room. Our staff responded and got the water cleaned up, and our plumber arrived to make the repair.

The twenty replacement lights for our parking spaces have been installed.

Back in November we told you the Code Enforcement Violation was baseless. It took six months, the direction of the Judge and two phone calls to the Code Enforcement Supervisor to get the Inspector to actually inspect the balcony of Unit 207. There was no "three foot hole", or any hole. Never had been. No structural issue at all. The Inspector assured us the violation would be dropped and the case dismissed. Further, he assured us that there were no other issues, in front of the owner of Unit 207, and on tape. This was a huge waste of tax-payer dollars and your dues money. The Inspector had never spoken to the owner of Unit 207, and had refused to speak with us. The Mayor and Council will be receiving a formal complaint. Meanwhile, this Inspector spoke at length with the Judge about a lawsuit, which we had not been notified or served. It was several weeks before our Statutory Agent received a copy. Beyond the fact that it is without merit, we do not discuss active litigation.

Last year we were hit with a 50% increase in our insurance premium, based on an increase in our valuation to 35 million. This year Farmers has decided to not renew for 'commercial' buildings over 30 years old. Your Association falls in this category along with churches and office buildings. Your individual units do not. We received a notice of non-renewal yesterday. Our agent has arranged for an extension to September 1st, if needed, while we shop for other coverage. Travelers has made a similar decision. State Farm is looking at non-renewals for properties over 25 million. This is an insurance industry wide problem, and a nationwide problem.

IV. Managing Agent's Report

The 2023 Financials were finished and posted the end of April on the web-site, joining a decade of history in the black. As we reported last meeting, we contacted the CPA who had done reviews in the past, as he filed them with the Annual Corporation Commission reports. When the Corporation Commission dropped that requirement, he suggested we file it ourselves to save money. In April, we reached out to him about a review. He said that when the new law was put in place, the CPAs doing HOA work he knew all agreed they did not want the liability. He did not know anyone doing this work. As we said in April, if you know a qualified CPA, let us know, and no one did.

V. New Business

A.) A motion to approve \$2,400.00 for pool pump for the Upper Pool was made by KT and seconded by AZ. The motion passed.

B.) A motion was made to approve \$2,260.00 for a replacement washing machine in the Bldg. 19 laundry room was made by KT and seconded by AA. The motion passed.

C.) A motion to approve the 2023 Financials was made by JS and seconded by AA. The motion passed.

All motions passed unanimously, unless otherwise noted.

VI. Set Next Meeting

July 16th, Aug - No Meeting, Sept. 10th, Oct. 8th, Nov. 5th

Annual Meeting – 10:00 a.m., Saturday January 18, 2025

VII. Homeowner Input (two minute limit)

VIII. Ajourn

From: Tucson City COURTWEB <tccweb@courts.az.gov>
To: KATHERINE TRIMM <katherine.trimm@cox.net>
Sent: Thursday, June 20, 2024 at 11:29:59 AM MST
Subject: RE: Court case inquiry

Thank you for your email. As of 5/24/24, the citation has been dismissed and the case has been closed.

Thank you for using CourtWeb

Nando

Senior Court Clerk

Public Services



From: KATHERINE TRIMM <katherine.trimm@cox.net>
Sent: Thursday, June 20, 2024 10:29 AM
To: Tucson City COURTWEB <TCCWEB@courts.az.gov>
Subject: Re: Court case inquiry

las Colinas

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1600 N. Wilmot Road

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Las Colinas Condominium Association

April Board Meeting

April 23, 2024

7:30 p.m.

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

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

The March minutes were read and approved.

The Annual filing with the Corporation Commission was filed.

III. President's Report

The projects we identified in our last meeting are done. The big project is that Unit 257 is complete, the claim is closed, and the unit is on the market for sale. It looks very beautiful. We finished a number of projects on the pools this year to the lights, filters and pumps. The pools are open. We have a lock that wore out and needs to be replaced on the lower pool. The type of lock required has not been easy to find. Likewise, we want to upgrade the pump at the Upper Pool, and our pool company is having a hard time finding the one we need. But, the pools are open and being enjoyed. Pool supplies are 15% off, so time to stock up for the season.

Thank you Drew for the new bench around the big pine up front. He also cleaned the lights, so they shine up through the tree.

The lights we were using for our parking structures were discontinued and we were not able to find suitable replacements. Rebecca met with our lighting company. They were able to research and special order lights that would fit our parking structures. The first 20 of them have gone in. They are LED, so low energy usage and should last awhile. We have another 20 on order, so we can finish replacements and move on to the next lighting project – replacing the lights on top of the parking structures. The lights on the front sign were out due to vandalism, they broke into the box to charge their cell phones. We will be putting in a stronger box to keep them out.

The big project this month was the valves. We have over 100 of them that were inspected, and made repairs and replacements. Valves include the shut-off valves for buildings and irrigation valves. To work on them requires the water line not be pressurized. Where possible we used Pro-press, which is faster than braising. However, that requires hard copper and there was no consistency. Some were soft copper lines and had to be braised. It took three days to complete this project, but it is done for awhile. It has been years since we had to take the water down to the whole property.

In the midst of this, we had an evening call about toilets starting to gurgle. This indicates a sewer line issue. We called the plumber. It backed up into the tub. So, we shut the water off to two buildings, 7 & 8, about 6 pm, to prevent back-ups into the downstairs units. Fortunately the plumber was able to find the problem quickly and get it cleared. It was wipes having been flushed. Lots of wipes, all in a bunch. Wipes are not flushable. Hard to imagine that many, all together, was inadvertent. But the source has been advised not to let that happen again. The water was back up by 10 pm, and we have had no further problems.

Early morning we had a hot water line break reported. It was behind the Upper Pool laundry room. Looked like the failure of the south-east corner, and that was it. We got the parts, and our plumber had it was up and running before 5 pm.

As our plumber is available, we have three upcoming plumbing projects. The first is a cracked sewer line going into the foundation. Fortunately, it looks like it can be accessed from the common area wall, so we do not have to jack-hammer up the foundation. Next, the back-flush line for the hot water filtration system will be routed into the sewer, so that we will not have water running into the driveway by Building 19. Third, we try to put in a major clean-out every year, to maintain our sewers. This is estimated about \$6,000.00.

Our laundry maintenance company is doing better with staff and inventory. They have ben out and repairing machines. We only have one washer down – and it is slated for replacement, at about \$2,000.00.

Spring brings back pest issues. We are very proactive at preventing the spread of pests, and have regular preventative work done on the property. In addition, we respond to problems as they arise. We are getting bee calls again. We are happy to have after hours service with our pest company. So they will respond nights and evenings when hive appear. Call the office.

Crime is down, but Paublo caught two men from Monaco slitting our fence. Drew confronted them going through the dumpster and they left. That was all it was, but you don't know what they have in mind. Drew patched the fence.

Our attention focuses now on preparations for monsoon season. Later this week the company who trims our palms will be coming to give us an estimate to take care of the palms. He also provides the pre-monsoon clean-off of our roofs, gutters and downspouts. We are also asking him to clean off the parking structure in the back of the property of branches and leaves, as well as trim the trees along the south side of the property, so they do not scratch the fire trucks as they go to Monaco. We anticipate this will be around \$4,000.00.

The big project for the year is to complete phase 3 of the preventative maintenance for the roofs, and add another round of gutters. We reserved time last year for this project in May of this year. We will be getting an estimate, but our expectation is about \$60,000.00.

We are still only at ½ the staff we need. So, the emergencies are covered, which is what we are here for. The rest of it we have to fit in as we can, until we can get full staffed again. Our focus will be on sealing decks to keep out water. As the buildings settle, this is ongoing, but important protect for our structure.

IV. Managing Agent's Report

We closed the insurance claim, \$199,000.00 for the damage caused by the fire, for which the owner of Unit 257 was arrested for arson. That claim included repair of the Common Area, along with remediation of the smoke and water damage to the adjoining units. The Association took Unit 257 in litigation for the damages.

Unit 257 had to be completely gutted. It has been rebuilt to 2024 Code. Effective today, the Association has it on the market for sale. When it is sold the Association gets reimbursed for our expenses, including legal. The balance will be returned to our Insurance company, who paid the claim for repairs.

V. New Business

A.) A motion to approve \$2,500.00 for pool supplies was made by KT and seconded by AA. The motion passed unanimously.

B.) A motion to affirm \$2,000.00 for lighting fixtures for the parking spaces was made by KT and seconded by JS. The motion passed unanimously.

C.) A motion to affirm \$4,100.00 for valve parts, and \$3,000.00 for valve repair and replacement, and 1,500.00 for hot water line repair was made by KT and seconded by AS. The motion passed unanimously.

D.) A motion to affirm \$610.00 boiler spare bushings was made by KT and seconded by AA. The motion passed unanimously.

E.) A motion to affirm \$1,600.00 for pest removal was made by KT and seconded by JS. The motion passed unanimously.

F.) A motion to affirm \$700.00 for rain leak repairs was made by KT and seconded by AS. The motion passed unanimously.

G.) A motion to affirm \$740.00 for laundry machine repairs was made by KT and seconded by AS. The motion passed unanimously.

H.) A motion to deny the requests from unit 124 for various issues was made by KT and seconded by JS. The motion passed unanimously.

VI. Set Next Meeting

May - No Mtg, June 18th, July 16th, Aug - No Meeting, Sept. 10th, Oct. 8th, Nov. 5th

Annual Meeting – 10:00 a.m., Saturday January 18, 2025

VII. Homeowner Input (two minute limit)

VIII. Ajourn

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Las Colinas Condominium Association

March Board Meeting

March 26, 2024

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary/Treasurer (AA)

Absent: Andrea Schwimmer (AS)
Rebecca Williams (RW)

I. Call to Order & Roll Call

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

II. Secretary's Report

The November minutes were read and approved.

III. President's Report

The President reported that the Annual Meeting and Election for 2024 for the Las Colinas Condominium Owner's Association was held on January 20, 2024 at 10:00 a.m. in the Clubhouse. The Ballots were opened and counted by four members of the Association: Yolanda Halberg, Nina Flores, Craig Coder, and Sandra Vasquez in front of those owners present. One hundred twenty-four ballots were received, less three which were unsigned. The current Board was re-elected, and will continue to hold their positions.

Since November, we have had more repairs than normal for this time of year for plumbing, sewer, boilers and electrical. We had five underground coupling failures, disrupting hot water service on the Building 19 and 29 loops. All of these were behind buildings 23 and 24. The couplings are replaced using Pro-press, rather than braising, which is faster, cheaper, and reduces the number of coupling that can fail going forward.

In December we had a sewer line back-up effecting Buildings 7 & 8. This will be the next area for a clean-out to be added, as we continue to do through out the property. In January we had three sewer back-ups into Building 12. These were the direct result of items being flushed that should not have been. Three lost nights for so many people could easily have been avoided. In December, the Upper Pool boiler went out. The fuse and line were replaced. Building 19 boiler had the ignition fail and it was replaced. Building 29 had a worn bushing that was also replaced. We continue to maintain a supply of plumbing and boiler parts on-site to speed repairs.

Our electrician and staff spent their Thanksgiving holiday chasing an underground break in the electrical line to restore lights to Buildings 25 & 30. The pools required several repairs. Both pool lights have been replaced. The sand filter was replaced on the lower pool, and sand replaced at the upper pool. The pool company had trouble getting the correct light fixture for the lower pool. It took three attempts and draining the pool to get the new light installed. At the same time the converter for the pool light was replaced, as it was 50 years old as well.

Our roofing company has handled leaks for us, and they have not been from the roofs – but down spouts and expansion joints. They have also reattached loose pieces of aluminum siding for us. We just had one come down on Building 4, due to an improperly mounted Direct TV dish. (In contrast, DISH does a very nice job of not damaging our property.)

We do as much maintenance as we can to keep the washers/dryers up, but our servicing company continues to have trouble with parts and staff. We are waiting on one board, and have one machine that needs to be replaced, but we try to keep the other 34 running. We continue to have laundry machines report errors due to too much soap, and this is frustrating for everyone. The trash company continues to have staffing problems as well, making the pick-ups unpredictable. Even at the bank, the branch manager is working the teller line. One night our plumber had to dig the two foot deep trench to expose the damaged pipe because he, and we, had no help. Even his own sons were home coughing blood. Between illness, injury, family illness or death; it has been very difficult for everyone we know to keep staffed.

This last year has been very difficult for us as well. Rebecca went to part-time, so she can continue to take care of the boilers, washers, web-site, computers, security systems and serve as our licensed pool tech. Hamed quit, but we found Drew. Paublo was injured in October and could not return to work until the end of January. He still does not have full use of his right hand, but his return is much appreciated. We lost Daniel for health issues. This left us with very little staff. Yet, we were always there for the emergencies -- nights, weekends, and holidays..

The projects we are working on right now include: finishing maintenance on the pools so they can be opened, replacing the upper pool bench, which supports the special lighting for the pine tree, replacing the light fixtures in the parking spaces, and replacing valves throughout the property.

IV. Managing Agent's Report

We are almost finished with the insurance work on Unit 257. We expect to be placing it on the market in the next couple of weeks. Real Estate has been moving well at Las Colinas, and we have had three Units set record prices this year. When it is sold the Association gets reimbursed for our expense and the balance is returned to our Insurance company, who paid the claim for repair.

V. New Business

A.) A motion to affirm \$6,500.00 for boiler repairs was made by KT and seconded by JS. The motion passed unanimously.

B.) A motion to affirm \$18,500.00 for plumbing and sewer maintenance and repairs was made by KT and seconded by JS. The motion passed unanimously.

C.) A motion to affirm \$2,900.00 for pool lights, filters, and converter was made by KT and seconded by AA. The motion passed unanimously.

D.) A motion to affirm \$2,600.00 for electrical repairs was made by KT and seconded by JS. The motion passed unanimously.

E.) A motion to affirm \$1,900.00 for lawn mower, electric trimmer, and supplies was made by KT and seconded by JS. The motion passed unanimously.

F.) A motion to affirm \$1,400.00 for rain leak repairs was made by KT and seconded by JS. The motion passed unanimously.

VI. Set Next Meeting

**April 23rd, May 21st, June 18th, July 16th, Aug - No Meeting
Sept. 10th, Oct. 8th, Nov. 5th**

Annual Meeting – 10:00 a.m., Saturday January 18, 2025

VII. Homeowner Input (two minute limit)

VIII. Adjourn

las Colinas

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1600 N. Wilmot Road

Tucson, AZ 85712

Las Colinas Condominium Owners' Association Annual Meeting & Election January 20, 2024 10:00 a.m.

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

The Annual Meeting and Election for 2024 for the Las Colinas Condominium Owner's Association was called to order on January 20, 2024 at 10:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2023 Annual meeting were approved.

A quorum of Owners was certified. The Ballots were opened and counted by four members of the Association: Yolanda Halberg, Nina Flores, Craig Coder, and Sandra Vasquez in front of those owners present. Thank you Yolanda, Nina, Craig, and Sandra.

Results: One hundred twenty-four ballots were received, less three which were unsigned. This is over the 25 ballot quorum required for elections. The votes were as follows:

63 – John Saputo
60 – Andra Allan
60 – Rebecca Williams

78 – Katherine Trimm
65 – Andrea Schwimmer

56 – Jennette Sanchez
56 – Joy Karr
33 – Yasmin Badri

55 – Michael Prock
53 – Kelly MacArthur

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

John Saputo, President
Andra Allan, Secretary/Treasurer
Andrea Schwimmer, Director

Katherine Trimm, Vice President
Rebecca Williams, Director

V. Homeowner Input

VI. Set Next Annual Meeting – January 18, 2025 at 10:00 a.m.

VII. Ajourn