

# *Las Colinas*

*Condominium Owner's Association, Inc.*

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

**Las Colinas Condominium Association  
November Board Meeting  
Nov. 17, 2014  
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 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. Minutes**

**III. President's Report**

The President reported that we are upgrading our irrigation system with underground irrigation. We are starting in the upper pool area this month. We anticipate substantial water savings on our irrigation as we convert to this new technology. It is better for the plants as well. Our consultant is providing the design and training to our staff, who are implementing this improvement. One of the many benefits is there will not be the problem of vandalized sprinkler flooding the sidewalk.

Unit 419 is in schedule to close this month, at a price of \$43,000.00. Over one half of the staircases have now been re-done.

We would like to encourage everyone to get their chimneys cleaned. The cost of cleaning is from \$100.00. Roof damage from chimney fires can be so much more costly.

**III. New Business**

No items

**IV. Set Next Meeting** The proposed meeting schedule for 2014 is Monday nights at 7:00 pm in the Clubhouse. The next Annual Meeting is 1/17/2015.

**V. Homeowner Input**

**VI. Adjourn**

All motions passed unanimously, unless noted.

# *Las Colinas*

*Condominium Owner's Association, Inc.*

1600 N. Wilmot Road

Tucson, AZ 85712

520 390-2310

## **Las Colinas Condominium Association**

### **October Board Meeting**

**Oct. 20, 2014**

**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 September 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 there will be no dues increase for 2015. Good job Las Colinas controlling costs and getting projects done. Obviously the projects could go faster with more money, but we are making progress with our current budget. If anyone would like to propose and increase, they are welcome to do so, but the Board is not making that recommendation for 2015.

The new washers and dryers in the laundry rooms are now paid off.

The Association has accepted an offer for 419 of \$43,000.00, scheduled to close next month. The new roof is on Bldg 3 now and the rebuild is in progress. Minor water damage caused by the micro-burst to Bldg 22 has been repaired to the gutter and structure. Drywall repairs are complete or being completed in several units.

Vandalism has been a re-occurring problem with the light fixture at the end of Bldg 22. Lights are a safety issue. Repeated removal of the bulbs, or damage to the fixture is costly. Therefore the Association installs vandal resistant fixtures where vandalism is a problem.

**III. New Business**

There were no new business items.

**IV. Set Next Meeting** The proposed meeting schedule for 2014 is Monday nights at 7:00 pm in the Clubhouse: November 17<sup>th</sup>. The next Annual Meeting is 1/17/2015.

**V. Homeowner Input**

**VI. Ajourn**

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**

### **September Board Meeting**

**Sept. 22, 2014**

**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 September 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 the micro-burst caused by the hurricane damaged the parking structure and fence. The steel beam for the parking structure has been replaced. The fence is being repaired. Progress on the repairs to Building 3 were delayed by the monsoon storms. No roof leaks were reported. Minor damage from gutters was all we had from a two inch rain in two hours.

Unit 419 was taken by the Association in settlement of litigation. Repairs will be made so it can be sold by the Association.

Only \$5,000.00 remains left to pay off the Association's washers and dryers. Work has resumed on the stair cases and decks. We anticipate completing the second third of the staircases this year.

**III. New Business**

- A. A motion was made to affirm the cost of a new power washer for \$400.00 by KT, and seconded by GA. Motion passed.
- B. A motion was made to approve a budget of \$20,000.00 for repairs and improvements to Unit 419, owned by the Association by KT, seconded by GA. Motion passed.
- C. A motion was made to accept an offer to purchase Unit 419 for \$40,000.00 from approved buyer, Britni Brown by KT and seconded by EY.
- D. A motion was made to approve a budget of \$25,000.00 for shingle replacement.

**V. Set Next Meeting** The proposed meeting schedule for 2014 is Monday nights at 7:00 pm in the Clubhouse: October 20<sup>th</sup>, and November 17<sup>th</sup>. The next Annual Meeting is 1/17/2015.

**VI. Homeowner Input**

**VII. Ajourn**

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**

### **August Board Meeting**

**Aug. 25, 2014**

**7:00 p.m.**

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

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

There was no Board Meeting for July 2015.

The President reported that our foreclosure action against FNMA for failure to pay their dues, was successful and the Association was paid in full.

The laundry machines were purchased for \$60,000.00 in April fo 2013, and they are almost completely paid for. Only \$5,000.00 remains.

The palm trees have been trimmed, dead mesquite removed, and pine trees inspected. Annual boiler maintenance was performed and repairs made. A broken waterline by Building 22 was repaired. We began plans for installing an underground irrigation system, which will be more water efficient and eliminate run-off on the sidewalks. The 40 year old electrical panels with added surge protection, were replaced in the laundry rooms. We are not having problems with the card readers now.

**III. Approve Minutes**

A motion to approve the minutes was made by KT and seconded by EY. Motion passed.

**IV. New Business**

A. A motion was made to affirm the washer dryer request for Unit 188 consistent with our guidelines, by KT and seconded by EY. Motion passed.

B. A motion was made to affirm \$4,600.00 for # 19 boiler repair and maintenance, by KT and seconded by EY. Motion passed.

C. A motion was made to affirm \$1,450.00 to repair a broken water line by Building 22, \$850.00 for valve replacement, and \$3,900.00 for #29 pump, by KT and seconded by EY. Motion passed.

D. A motion was made to affirm \$1,300.00 to service the palm trees and inspect the pine trees by KT and seconded by EY. Motion passed.

E. A motion was made to affirm \$1,550.00 for underground irrigation system plans and initial installation, by KT and seconded by EY. Motion passed.

F. A motion was made to affirm \$4,000.00 to replace the electrical panels for boilers and laundry rooms, and install panel level surge protection, by KT and seconded by EY. Motion passed.

G. Discussion of rules changes to accommodate legislative changes regarding rental of units was made.

**V. Set Next Meeting** – September 22, 2014. The proposed meeting schedule for 2014 is Monday nights at 7:00 pm in the Clubhouse: October 21<sup>st</sup>, and November 17<sup>th</sup>. The next Annual Meeting is 1/17/2015.

**VI. Homeowner Input**

**VII. Ajourn**

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**

### **June Board Meeting**

**June 2, 2014**

**7:00 p.m.**

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

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

The June 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 Board Meeting for May 2015 was cancelled for lack of agenda items, there was no Association business to conduct.

The President reported that the roofs have been inspected and coated in preparation for the summer monsoon season. The oleanders are being removed. They are destructive to Association sewer lines and poisonous to people and pets. They will be replaced with Tacomas. Tacomas are hummingbird friendly, and do not cause damage to sewer lines or buildings. The summer Kentucky Bluegrass has been planted. (Replacing the messy bermuda.) We have replaced the pool locks with new commercial grade locks. The key has **not** changed.

It is bee season. The bees were removed from Bldg 22 and other locations. The Association has a bee removal service. When suspected hives appear, contact the Office, 390-2310.

Do not put dog poop, plastic bags, or garbage in the recycle cans. We will loose our recycling privileges if this continues. The recycle and garbage dumpsters have been painted with No Trespassing signs. The dumpsters are rented by the Association, and the Association has the right to exclude dumpster divers.

**III. Approve Minutes**

A motion to approve the March minutes was made by KT and seconded by EY. Motion passed.

**IV. New Business**

A. A motion was made to affirm the window and door replacement request for Unit 280 consistent with our guidelines, by KT and seconded by EY. Motion passed.

B. A motion was made to affirm the window and door replacement request for Unit 408 consistent with our guidelines, by KT and seconded by EY. Motion passed.

C. A rule change banning open flame BBQs was discussed.

D. Rules changes to accommodate legislative changes regarding rental units was discussed.

**V. Set Next Meeting** – August 25, 2014. The proposed meeting schedule for 2014 is Monday nights at 7:00 pm in the Clubhouse: September 22<sup>rd</sup>, October 21<sup>st</sup>, and November 17<sup>th</sup>. The next Annual Meeting is 1/17/2015.

**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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520 390-2310

## **Las Colinas Condominium Association**

### **April Board Meeting**

**April 7, 2014**

**7:00 p.m.**

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

#### **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 the helicopters and police at our property Friday night, April 4<sup>th</sup> were searching for someone connected with the property behind us who might have jumped the fence. Our Neighborhood Watch Captain reported hearing a gun being run for ID, and then the police call was cleared. We believe this indicates they caught the individual they were searching for. We appreciate everyone being heads-up and helping the police. Crime Free keeps us all safer.

The same Sunday morning a slow sewer and hot floor were reported. The sewerline was cleared and the sewer inspected. The hot floor was a broken hot water line, which was repaired by cutting and capping the line, re-running it through the wall, so that we don't ever have to repair it again. The locks on the laundries were replaced with commercial grade locks keyed to the keys we all ready have out. We are looking at replacing the pool locks as well.

We passed our twice yearly pool inspection again with flying colors! The property dumpsters are rented by the Association, making them Association property. We are disturbed by people going through the garbage. This is unsanitary and an opportunity for identity theft. The dumpsters are being repainted and will have graphics added making it clear trespass is not allowed.

One of the Association's Law Firms has a Celebrating Diversity statement on their website. Certainly this should go without saying. However, in light of recent SB 1062, it needs to be said. We have prospective owners from all over the world looking at making Las Colinas home. Walking our property for ten minutes answers that question for local buyers. But remote buyers need to know our position.

### **Las Colinas Celebrates Diversity**

People from all over the world call Las Colinas home. We are proud of the diversity in our Community. As prospective buyers look at joining our Community, we want to respond to Arizona SB 1062, by reaffirming our long standing commitment to diversity. We welcome all persons regardless of gender, age, race, religion, disability, sexual orientation, national origin, or color.

#### **III. Approve Minutes**

A motion to approve the March minutes was made by EY and seconded by TSB. Motion passed.

#### **IV. New Business**

A. A motion was made to affirm the cost of the annual backflow inspection and repair to Accurate Backflow for \$1,911.41 by GA and seconded by EY. Motion passed.

B. A motion was made to affirm the cost of replacing the laundry locks by Rick's Locks, for \$415.00 by EY, seconded by TSB. Motion passed.

V. **Set Next Meeting** – May 5, 2014. The proposed meeting schedule for 2014 is Monday nights at 7:00 pm in the Clubhouse: June 2<sup>nd</sup>, July 28<sup>th</sup>, August 25<sup>th</sup>, September 22<sup>nd</sup>, October 21<sup>st</sup>, and November 17<sup>th</sup>. The next Annual Meeting is 1/17/2015.

#### **VI. Homeowner Input**

VII. **Ajourn** All motions passed unanimously, unless noted.

# *Las Colinas*

*Condominium Owner's Association, Inc.*

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

## **Las Colinas Condominium Association**

### **March Board Meeting**

**Mar. 10, 2014**

**7:00 p.m.**

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

#### **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 the annual City required backflow test was completed and necessary repairs made. The strong winds did only minor damage to the aluminum siding on Bldgs. 23 and 7. The upgraded blue shingles continue to perform much better than the cheap brown shingles they replace. The preventative maintenance, including proper pruning, also significantly reduces storm damage.

A total of 24 staircases and landings have been sealed, repaired and coated. Plus the previously repaired and re-carpeted staircases brings us to a total of 34 completed. This is over a third of the 90 staircases on property. We are very happy with the protection to this important structural element, as well as the great improvement in appearance. We plan to continue this project over the next two years until all staircases and landings are complete.

Blue bumpers were installed in front of Buildings 19, 20, & 21 to protect the hot water line from damage of heavy vehicles parked above it. (We had a major repair last year to the line there, so wish to prevent future expense.) These bumpers are made of recycled materials and are very easy to install. When we received a report of Jimmy John's drivers causing near collisions cutting across our entrance, we blocked the short-cut with blue bumpers and stopped the problem immediately.

We had our first property taken under the Federal Racketeering Statutes. A new owner here was arrested on 30 Federal charges related to smuggling guns into Mexico. We were helpful to the investigating agencies. They appreciated our help. We asked them to file a Federal Lien, which they did. This prevented the property from being transferred to criminal interests and when the owner was convicted, allowed the Unit here to be seized and sold. This is important because it permanently terminates any connection between the convicted owner & his associates, and our Community. The Association will collect all the past due dues, and the remainder of the proceeds will go to fund law enforcement. A win-win-win!

### **III. Approve Minutes**

A motion to approve the February minutes was made by GA and seconded by EY. Motion passed.

### **IV. New Business**

A. A motion was made to affirm the cost of the annual backflow inspection and repair to Accurate Backflow for \$1,911.41 by GA and seconded by EY. Motion passed.

B. A motion was made to affirm the cost of supplies purchased at Harbor Freight for structural repairs of \$548.00 by GA, seconded by JS. Motion passed..

C. A motion was made to approve a filter for the upper pool laundry for \$400.00 by KT, seconded by JS. Motion passed..

**V. Set Next Meeting** – April 7, 2014. The proposed meeting schedule for 2014 is Monday nights at 7:00 pm in the Clubhouse: May 5<sup>th</sup>, June 2<sup>nd</sup>, July 28<sup>th</sup>, August 25<sup>th</sup>, September 22<sup>nd</sup>, October 21<sup>st</sup>, and November 17<sup>th</sup>. The next Annual Meeting is 1/17/2015.

**VI. Homeowner Input**

**VII. Ajourn**

All motions passed unanimously, unless noted.

\* All motions passed unanimously, unless other wise noted.

# *Las Colinas*

*Condominium Owner's Association, Inc.*

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

## **Las Colinas Condominium Association**

### **February Board Meeting**

**Feb. 10, 2014**

**7:00 p.m.**

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

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

The President reported the results of the 2014 Annual Meeting. The incumbant board ran unopposed and was re-elected by over 60 owners. We appreciate this opportunity to continue to move forward with Las Colinas.

The Upper Pool Mailboxes have ben re-painted and numbered with the upgraded sandstone color. Now 21 staircases have been repaired, sealed and coated. This is also an upgrade over the original green astro-turf that covered the stairs, trapping moisture and dirt.

The Assessor has sent out the Notices of Valuation, which reflect the rising prices we have observed. Our values are rising again. Of course, this means our property taxes go up as well. Our tax dollars at work - Wilmot is being widened to include a second turn lane and being re-designed to be more safe. This is scheduled to happen late spring.

**III. New Business**

- A. A motion was made to deny the appeal from Unit 423 by TS and seconded by GA. No basis to grant the appeal was provided by the unit owner, who was present. A number of neighbors described the attempts they had made to work things out with the owner, and the problem only escalated. Even after the notice of violation, the disturbance of the peace was so loud it woke the neighborhood for hundreds of feet. Loud parties starting after midnight and continuing to dawn, have made sleep impossible for the residents of nearby units. This was witnessed repeatedly by Board member, Katherine Trimm and Neighborhood Watch Captain, Andrea Schwimmer. The appeal was denied, unanimously.

The owner of 423 offered to pay 10% of the assessment immediately and cease disturbing the peace, with the total \$2,500.00 due immediately if this agreement was breached. A motion was made by TS and seconded by KT to accept this offer. It passed, with JS voting no, as he did not want the neighbors further inconvenienced by disturbances of the peace.

- B. A motion was made to approve Unit 425 window and doors replacement and washer/dryer hook-up, consistent with Association guidelines by KT and seconded by EY. Motion passed..
- C. A motion was made to approve Unit 320 and 316 window and doors replacement, consistent with Association guidelines by TSB and seconded by GA. Motion passed..

**V. Set Next Meeting – March 10, 2014.**

**VI. Homeowner Input**

**VII. Adjourn**

All motions passed unanimously, unless noted.

\* All motions passed unanimously, unless other wise noted.

# *Las Colinas*

*Condominium Owner's Association, Inc.*

1600 N. Wilmot Road  
Tucson, AZ 85712

**Las Colinas Condominium Association  
Annual Meeting & Election  
January 18, 2014  
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 2014 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 2013 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, Sue and Bob Wilders, in front of those owners present. Thank you Velma, Sue and Bob.

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

55 – Gayle Alleman  
55 – Tovi Stonecheck Ballesteros  
55 – John Saputo  
61 - Katherine Trimm  
55 – 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 Gayle Alleman, 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 17, 2015 at 9:00 a.m.**

**VII. Ajourn**