

Las Colinas

Condominium Owner's Association, Inc.

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

**Las Colinas Condominium Association
November/December Board Meeting
November 22, 2011
7:00 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prieto, Special Projects (RP)
Tovi Stonechek, Treasurer (TS)

I. Call to Order

The November/December 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.

II. President's Report

III. New Business

- A. A question was raised by the owner of 171 about the laminate flooring/underlayment recently installed in Unit 271. Laminate is not a violation, but the Board offered to contact the owner for more information about the underlayment.
- B. A motion was made to approve the Ballot for the 2012 Election was made by KT and seconded by RP. Motion passed.

V. Homeowner Input

VI. The Annual Meeting is January 21, 2012 at 9:00 am

VII. Adjourn

* All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association September Board Meeting Sept. 27, 2011 7:00 p.m.

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

I. Call to Order

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.

II. President's Report

President John Saputo reported that the new golf cart has been a wonderful addition. The new lighting is beautiful. The new windows look great. These are wonderful projects that enhance our property. The drainage projects have been completed.

In July we proposed the water shut off policy in the newsletter. Last month we discussed the proposed amendment to the Bylaws for the Water Shut Off Policy at the August Board Meeting. The position of the members was this was a consequence that is needed so that the responsible owners are not left subsidizing the irresponsible ones. This proposed amendment to the Bylaws was reviewed by Association Counsel. He advises that it be recorded upon adoption. A copy of the proposed policy has been made available for review by the owners at this meeting.

In accordance with the Bylaws the Association may collect delinquent assessments by suit, foreclosure or otherwise. The Board has proposed an Amendment to the Bylaws to establish a Water Shut Off Policy that in the case where an owner falls two months delinquent, the Association managed water service may be turned off. The turn-on fee is \$4,000.00 which is the typical actual cost, since Units are not individually metered.

III. New Business

- A. A motion was made for an additional drainage project for Bldgs. 1 for \$550.00 by RP and seconded by KT. Motion passed.
- B. An appeal was heard for unit 314, and the owner's solution was accepted as resolution to the violation. The motion to accept was made by KT and seconded by TS. Motion passed.
- C. A motion was made to affirm the repair of water leak by Bldg. 22, by RP and seconded by GA. Motion passed.
- D. A motion was made to amend the bylaws establishing the water shut off policy by KT and seconded by TS. Motion passed.

V. Homeowner Input

VI. Set Next Meeting – Tuesday, October 25, 2011 at 7:00 pm

VII. Adjourn

* All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association August Board Meeting Aug. 30, 2011 7:00 p.m.

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

I. Call to Order

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.

II. President's Report

President John Saputo reported that the electrical projects have been completed. The new pool pump is in. We are very happy with the new office windows and door. And we are proposing to continue a program of replacing the common area windows.

It has been very frustrating for our responsible owners and the Board that there are bank and individual owners who routinely fail to pay their assessments. We have to pay the utilities for the all 250 units – or they will be shut off! Meanwhile delinquent owners get a free ride month after month as we provide the water and other utilities that they are not paying for.

In accordance with the Bylaws the Association may collect delinquent assessments by suit, foreclosure or otherwise. The Board has proposed the following Water Shut Off Policy that in the case where an owner falls two months delinquent, the Association managed water service may be turned off. The turn-on fee is \$4,000.00 which is the typical actual cost, since Units are not individually metered. This amendment to the Bylaws was discussed at this meeting, and is on the agenda for next month.

III. New Business

- A. A motion was made to affirm the drainage project for Bldgs. 1 and 10 for \$3,000.00 was made by RP and seconded by TS. Motion passed.
- B. A motion was made to affirm replacement golf cart, \$4,300.00 by KT and seconded by TS. Motion passed.
- C. A motion to replace Common Area Windows in the Clubhouse and Laundry Rooms, for \$5,000.00 was made by GA and seconded by RP. Motion passed.
- D. A motion was made to add lighting across the front of the Property, and lower pool area for \$2,000.00 by KT and seconded by RP. Motion passed..
- E. A motion to approve an Architectural Request to install window and door submitted by # 215 subject to our guidelines was made by KT and seconded by RP. Motion passed.

V. Homeowner Input

VI. Set Next Meeting – Tuesday, September 27, 2011 at 7:00 pm

VII. Adjourn

* All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association Meeting in Lieu July 12, 2011 by phone

Reached: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Special Projects (RP)
Gayle Alleman, Secretary (GA)
Tovi Stonechek, Treasurer (TS)

I. Emergency Drainage for Bldgs. 1 and 10

JS made a motion to approve a bid from In&Out Plumbing for \$3,000.00 to add drainage to protect buildings 1 and 10, including cutting and replacing concrete. The motion was seconded by KT. RP, GA, and TSB were reached by phone and the motion was unanimously approved.

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1600 N. Wilmot Road
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Las Colinas Condominium Association Meeting in Lieu July 1, 2011 by phone

Reached: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Special Projects (RP)
Gayle Alleman, Secretary (GA)
Tovi Stonechek, Treasurer (TS)

I. Emergency Golf Cart Replacement

JS made a motion to approve a \$4,300.00 to replace the golf cart, which was totaled in a parking lot accident. The motion was seconded by KT. RP, GA, and TSB were reached by phone and the motion was unanimously approved.

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Las Colinas Condominium Association

June Board Meeting

June 7, 2011

7:00 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prieto, Special Projects (RP)
Gayle Alleman, Secretary (GA)
Tovi Stonechek, Treasurer (TS)

I. Call to Order

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.

II. President's Report

President John Saputo reported that the parking lot seal and stripe project was completed successfully and looks very attractive. Thanks to all the residents of Las Colinas for their help. Only one car was towed. Thanks also to the Saddlehorn next door for letting us use their parking lot. The palms have been trimmed. Electrical has been repaired. The water efficient toilet replacement project is going well, with over 130 new toilets. Qwest has finished their fiber optic upgrade and closed their trench. The boilers had their annual maintenance, and the new hot water softeners have been installed to protect them. The Community is opposing the transfer of the ICE liquor license based on the noise and crime problems that were created in the past.

III. New Business

- A. A motion to affirm replacement of pool pump housing, \$522.00 was made by RP and seconded by GA. Motion passed.
- B. A motion to approve an Architectural Request to install window and door, by # 100 was made by KT and seconded by RP. Motion passed.
- C. A motion to approve an Architectural Request to install washer and dryer, # 314 was made by KT and seconded by RP. Motion passed.

- D. A motion to approve an Architectural Request for accommodation, # 163:
Handicapped ramp
Handidog access
was made by GA and seconded by RP. Motion passed.
- E. A motion to approve an Bid for electrical work, \$ 4,972.00.
Replace 160 ft. conduit & boxes, lower pool area, \$2,287.00
Install clubhouse lighting, \$645.00
Repair light in NE parking lot, \$150.00
Replace exposed wiring, \$225.00
Add security lighting behind 28 & 29, \$1,665.00
was made by RP and seconded by GA. Motion passed.
- F. A motion to approve an Bid for replacement of two broken Office windows,
dual pane energy efficient \$591.91, plus install \$200.00. Replace Office
door; tempered dual pane glass and blind; \$350.00; install \$150.00 was
made by KT and seconded by GA. Motion passed.

V. Homeowner Input

VI. Set Next Meeting – Tuesday, August 30, 2011 at 7:00 pm

VII. Ajourn

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

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Las Colinas Condominium Association

Meeting in Lieu

May 18, 2011

by phone

Reached: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prieto, Special Projects (RP)
Gayle Alleman, Secretary (GA)
Tovi Stonechek, Treasurer (TS)

I. Emergency Electrical Repairs

JS made a motion to approve a \$1,000.00 to repair the safety lighting in the lower pool area and \$2,400.00 to restore lighting to Bldg 22. The motion was seconded by KT. RP, GA, and TSB were reached by phone and the motion was unanimously approved.

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Las Colinas Condominium Association

May Board Meeting

May 10, 2011

7:00 p.m.

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

I. Call to Order

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.

II. President's Report

President John Saputo reported that the Association's Attorney had recommended an Amendment to the Bylaws providing no disclosure of Board Member's personal information. As was discussed in prior meetings, there are safety issues to consider. The upcoming parking lot seal and stripe project was explained. Stucco repair projects are being completed. The roof of Building # 22 was repaired and coated. Several hundred feet of conduit were replaced by a licensed electrician to restore external lighting to Bldgs 19, 20, & 21 and the lower pool area. Qwest has begun a fiber optic upgrade and opened a trench along the southside of the property.

III. New Business

- A. Proposed Amendment to the Bylaws – no disclosure of Board members' personal information was made by JS and seconded by GA. The motion passed.
- B. A motion to contract for trimming of the palm trees, not to exceed \$2,500.00 was made by KT and seconded by RP. Motion passed.
- C. A motion to approved an Architectural request to install washer and dryer, by # 228 was made by KT and seconded by RP. Motion passed.

D. A motion to deny the Appeal of Unit 177 about their barking dog was made by GA and seconded by RP. Neighbors, Managing Agent and staff were on hand to discuss the observation of the violations. The motion passed.

E. A motion to deny an Appeal Unit 156, failure to provide lease information was made by GA and seconded by RP. Motion passed.

V. Homeowner Input

VI. Set Next Meeting – Tuesday, June 7, 2011 at 7:00 pm

VII. Adjourn

* All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association

April Board Meeting

April 29, 2011

7:00 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Special Projects (RP)
Gayle Alleman, Secretary (GA)

Absent: Tovi Stonechek, Treasurer (TS)

I. Call to Order

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.

II. President's Report

President John Saputo reported that we were caring for the plants, recovering from the worst freeze in over 400 years... The lower pool and new BBQ area will open April 10th, with a grand opening potluck. Sealing and striping of the parking lot is scheduled for May. Reminder, our web address has changed to lascolinascondos.net.

III. New Business

- A. A motion to install water softners on all three boilers, approve more pool lounges, not to exceed \$750.00 was made by KT and seconded by PR. It passed.*
- B. A motion to approve replace the upper pool benches, not to exceed \$250.00 was made by KT and seconded by GA. It passed.*
- C. A motion to approve pool ladders, not to exceed \$800.00 was made by KT and seconded by GA. It passed.*
- D. A motion to approve the appeal from 175 was made by TS and seconded by KT. It passed with RP abstaining.*

V. Homeowner Input

VI. Set Next Meeting – Tuesday, May 10, 2011 at 7:00 pm

VII. Adjourn

* All motions passed unanimously, unless otherwise noted.

** A mandatory inspection was scheduled and the shower stems were replaced.
Maintenance of shower stems is an owner responsibility.

Las Colinas

Homeowner's Association

1600 N. Wilmot Road
Tucson, AZ 85712

Las Colinas Condominium Association March Board Meeting March 15, 2011 7:00 p.m.

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

I. Call to Order

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.

II. Approval of Minutes

The February minutes were approved.

III. President's Report

President John Saputo reported that we were caring for the plants, recovering from the worst freeze in over 400 years. The lower pool and new BBQ area will open April 10th, with a grand opening potluck. Sealing and striping of the parking lot is scheduled for May. Reminder, our web address has changed to lascolinascondos.net.

IV. New Business

- A. A motion to approve more pool lounges, not to exceed \$750.00 was made by KT and seconded by PR. It passed.*
- B. A motion to approve replace the upper pool benches, not to exceed \$250.00 was made by KT and seconded by GA. It passed.*
- C. A motion to approve pool ladders, not to exceed \$800.00 was made by KT and seconded by GA. It passed.*
- D. A motion to approve the appeal from 175 was made by TS and seconded by KT. It passed with RP abstaining.*

V. Homeowner Input

VI. Set Next Meeting – Tuesday, April 12, 2010 at 7:00 pm

VII. Adjourn

* All motions passed unanimously, unless otherwise noted.

** A mandatory inspection was scheduled and the shower stems were replaced.
Maintenance of shower stems is an owner responsibility.

Las Colinas

Homeowner's Association

1600 N. Wilmot Road
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Las Colinas Condominium Association February Board Meeting Feb. 15, 2011 7:00 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prieto, Special Projects (RP)
Gayle Alleman, Secretary (GA)
Tovi Stonechek, Treasurer (TS)

I. Call to Order

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.

II. President's Report

President John Saputo reported that we had the worst freeze in over 100 years. This freeze took a toll on the plants, including the cactus. Our new groundskeeper was working to save them. We might not know the extent of the damage for several months. We would not be cutting back the damaged areas until mid-March, in case of yet another freeze. We were fortunate in Tucson to not lose water or gas service. A few units lost water temporarily because pipes were frozen. Staff worked to thaw the lines through the morning. We only had one waterline break in a unit, where the line serving the washer broke. It was reported and repaired right away. We also repaired the waterline serving the lower pool.

The crack sealing was completed and the coat and stripe will take place in May. We are very happy that the collection effort on bank foreclosed units by Katherine/Noah has brought in the funds to pay for these important projects.

With funds collected from bank foreclosures, we are able to afford to remodel the lower pool, and install a BBQ Area. BBQs were banned by the Board last year, due to safety concerns by the Fire Marshal. Concerns about liability and mess have kept us from providing BBQ areas in the past. Allen and Katherine found new electric grills that could make the implementation of BBQ areas practical. We are planning to remodel the upper pool in 2012 and build a gazebo by the mailboxes to provide an additional BBQ Area.

III. New Business

A. A motion to approve Lighting and Fans for the Lower Pool Area, not to exceed \$700.00 was made by TS and seconded by RP. It passed.*

B. A motion to Replace Pool Fencing for the Lower Pool Area, not to exceed \$3,000.00 was made by JS and seconded by GA. It passed.*

C. A motion to approve a bid from Rick Butler to Clean, Coat, and Cool Deck the Lower Pool, including custom color, for \$10,100.00 was made by KT and seconded by GA. It passed.*

D. A motion to create a BBQ Area by the Lower Pool Area, not to exceed \$2,000.00 was made by RP and seconded by GA. It passed.*

E. A motion to approve Termite Treatment of the whole property, with a four year warranty, from Budget Pest Control for \$7,200.00 was made by GA and seconded by TS. It passed.*

F. A motion to ban Pit-bulls, Pit-bull mixes, Rottweilers and Rott-mixes was made by KT and seconded by TS. It passed.*

IV. Homeowner Input

V. Set Next Meeting – Tuesday, March 15, 2010 at 7:00 pm

VI. Adjourn

* All motions passed unanimously, unless other wise noted.

** A mandatory inspection was scheduled and the shower stems were replaced. Maintenance of shower stems is an owner responsibility.

Las Colinas

Homeowner's Association

1600 N. Wilmot Road

Tucson, AZ 85712

Las Colinas Condominium Association Annual Meeting & Election January 15, 2011 9:00 a.m.

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

I. Call to Order

The Annual Meeting and Election for 2010 for the Las Colinas Condominium Owner's Association was called to order at 9:00 a.m. by President, John Saputo in the Clubhouse. A quorum was present.

II. Approval of Minutes

Minutes for the 2010 Annual meeting were approved.

III. Election Results

The incumbent Board ran un-opposed. There were no nominations from the floor. A quorum of Owners in good standing was certified. The Ballots were opened and counted by two members of the Association, Ruth Reilly and Velma Black, who presented the results to the Board. The incumbent Board was re-elected. 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.

The proposed change to the bylaws that nominees for election to the Board of Directors must be current on all assessments, and have attended five Board meetings in the year of their nomination passed with 46 votes.

V. Homeowner Input

VI. Set Next Annual Meeting – January 21, 2012 at 9:00 a.m.

VII. Ajourn