

Las Colinas

Condominium Owner's Association, Inc.

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

2016 Election Results

1.) Board Re-elected

The Annual Meeting and Election for 2016 for the Las Colinas Condominium Owner's Association was called to order on January 16, 2016 at 9:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2015 Annual meeting were approved.

A quorum of Owners in good standing was certified. The Ballots were opened and counted by three members of the Association, Velma Black, Jeanette Sanchez, and Kathleen Pickrel front of those owners present. Thank you Velma, Jeanette, and Kathleen.

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

- 51 – Tovi Stonecheck Ballesteros
- 51 – Laura Hersey
- 50 – Robert Prievo
- 50 – John Saputo
- 54 – Katherine Trimm

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

John Saputo, President
Katherine Trimm, Vice President
Tovi Stonecheck Ballesteros, Treasurer
Laura Hersey, Secretary
Robert Prievo, Special Projects

Message from the President: Thank you for your participation and vote of confidence in the future of our Community. As your elected Board members, we do this job because we share your values of wanting our property cared for, and a safe Community to live in. Our successes are a group effort. We could not do this, nor would we want to make the sacrifices of our time, without your support. The Board joins me looking forward to this coming year and the projects we will be able to accomplish. The upgrade project on the Upper Pool has already started. It will be getting beautiful new plaster and tile, new LED lighting, and an auto-fill capability!

Las Colinas

Condominium Owner's Association, Inc.

1600 N. Wilmot Road
Tucson, AZ 85712

Las Colinas Condominium Association Annual Meeting & Election January 17, 2016 9:00 a.m.

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

I. Call to Order

The Annual Meeting and Election for 2016 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 2015 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, Jeanette Sanchez, and Kathleen Pickrel front of those owners present. Thank you Velma, Jeanette, and Kathleen.

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

51 – Tovi Stonecheck Ballesteros
51 – Laura Hersey
50 – Robert Prievo
50 – John Saputo
54 – Katherine Trimm

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.

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

John Saputo, President
Katherine Trimm, Vice President
Tovi Stonecheck Ballesteros, Treasurer
Laura Hersey, Secretary
Robert Prievo, Special Projects

V. Homeowner Input

VI. Set Next Annual Meeting – January 21, 2017 at 10:00 a.m.

VII. Ajourn

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 8, 2016

7:30 p.m.

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

II. Secretary's Report

Minutes for November 2015 were read and approved.

III. President's Report

Incumbent Board was re-elected with over twice the required quorum. We are all glad to be back for another term on the Board and are looking forward to completing more projects.

The widening of Wilmot project is going well. It looks like the road work is not hurting our cactus. The only cactus that needed to come out – is the one that was already dead. We were hoping that the North driveway could be wider. However, the plans were approved several years ago. We spoke to the crew chief and he shared our safety concerns. It looks like the new driveway entrance will be wider. Don't forget the north entrance is closed. The work will continue for a while. Then the south entrance will be closed.

Remember the sewer line in front of Blds. 21 that had the mesquite roots wrapped around it? The tree fell over, and the sewer line has been slow ever since. Daniel camera'd the sewer line this week. Paublo has dug up the trench and our staff managed to get that enormous stump out with out breaking anything. Daniel will be out tomorrow to repair the sewer line.

The sewer department has taken their last reading for calculating this year's bill, so, we can finish plastering the upper pool and fill it. Vincent was out working on the new light, auto-fill, and filter. They begin plastering tomorrow. It is good we started on this project so early this year. People have already been playing in the pool.

We passed the backflow test. The bid to replace the seals is on the agenda for tonight.

IV. Neighborhood Watch Report

Additional cameras are up in the lower pool area. Jeanette contacted the City and got the street lights replaced. We are appreciating the quiet.

V. New Business

- A. A motion was made to affirm new windows and doors for Units 234 and 190, and wrought iron for Unit 414 consistent with our rules by KT and seconded by TB. Motion passed.
- B. A motion was made to affirm the replacement of our drying fans, four of them for \$400.00, by KT and seconded by LH. The motion passed.
- C. A motion was made to approve a budget of \$750.00 to replace the back-flow seals by KT and seconded by TB. The motion carried.

VI. Set Next Meeting

The proposed meeting schedule for 2016 has returned to Tuesday nights now at 7:30 p.m. in the Clubhouse: April 5, May 3, June 28, September 20, October 18, and November 15. Notice is also posted on property. If you are attending from out of town, you may want to call the office to confirm, as schedule conflicts could cause a change in the proposed schedule.

Next Annual Meeting – Saturday, January 21, 2017 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously, unless noted.

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Las Colinas Condominium Association

April Board Meeting

April 5, 2016

7:30 p.m.

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

Absent: Laura Hersey, Secretary(LH)

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

Minutes for March 2016 were read and approved.

III. President's Report

We are very happy with the progress on Wilmot widening construction project. We like the new curbs and retaining wall. The new sidewalk is wider. We are particularly please that the opening for the North entrance is now wider as well. John was there for the walk through with the project supervisor, and the new North entrance is now 26 feet wide, as large as allowed by code. Because of his construction background, John was pleased to see the quality work done on the compaction of the ground, measuring and laying of the forms, and the laying of the concrete. When the North entrance is finished, then they will be closing the South entrance, as construction continues.

The damage to the sewer line caused by the Mesquite tree in front of Bldg. 21 was repaired. We were relieved that all off the repairs could be done from outside, and we didn't need to jack up the floors in the Unit. A clean-out was also added. The annual sewer line maintenance was completed.

Last year we did the roofs for Bldg. 13 and 17. So far this year we have completed the roofs for Bldgs. 15 and 27. All of the roofs in the front of the property have been replaced or repaired as needed.

The Upper pool has been re-plastered, re-tiled, and filled. The new L.E.D. light, auto-fill, and filter have been installed. We are just waiting on the custom powder coated railings and deck surface.

The grass seed is on back-order for the fescue that works so well for our property. We have begun the common area project in the front of the property. Paublo has begun to lay the the Sedona red flagstone and re-do the rock borders. Glenn will be re-painting the wrought iron across the front. There will also be new plants added. We expect to finish about the same time as the construction ends.

IV. Neighborhood Watch Report

Last Saturday evening, about 6:20 p.m. a car crashed through the sign at the South entrance, through the block wall and took out Monaco's back-flow, cutting off all water supplied to the property behind us.

Thank you everyone who called the police and our Office. The police made an arrest on felony DUI, and other charges. Fortunately no one was injured, this time. After working all night, water service was restored to Monaco by morning. We will be getting our wall rebuilt and sign mounted.

V. New Business

- A. A motion was made to affirm permission to install a external chair-lift for Unit 239, by KT and seconded by RP. Motion passed.
- B. A motion was made to approve a budget of \$5,000.00 for rock and flagstone, by KT and seconded by TSB. The motion passed.

VI. Set Next Meeting

The proposed meeting schedule for 2016 has returned to Tuesday nights now at 7:30 p.m. in the Clubhouse: April 5, May 3, June 28, September 20, October 18, and November 15.

Next Annual Meeting – Saturday, January 21, 2017 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously, unless noted.

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Las Colinas Condominium Association

May Board Meeting

May 3, 2016

7:30 p.m.

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

I. Call to Order & Roll Call

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

II. Secretary's Report

Minutes for April 2016 were read and approved.

III. President's Report

The Upper Pool is open. We will be re-painting the deck soon. The seals were replaced on the back flow as planned. We had two hot water line repairs, plus we added a clean-out to Building # 30.

The summer fescue grass is in and work continues on the front of the property. We submitted our claim for the damage to our wall that resulted from the car crashing through it. It is being processed.

The road construction on Wilmot has made wonderful progress, but we do not have a time table for completion.

IV. Neighborhood Watch Report

We are coordinating eviction efforts with an owner here whose tenant has breached his lease agreement by disturbing the peace and engaging in suspicious activity. As always, we appreciate our Community being watch full. The quiet and safety we experience here is the result of our Communities efforts.

It was a huge shock to all of us when George was discovered to have passed away in his Unit. We will miss his willingness to always make a joke and help his Community. Our sympathy to his parents, long time owners here.

V. New Business

- A. A motion was made to affirm \$1,025.00 to replace a boiler supply line in the upper pool boiler room, \$2,220.00 to repair a broken hot water line in Bldg. 5, and \$300.00 to install a clean-out in Bldg. 30 by KT and seconded by RP. Motion passed.
- B. Discussion of proposed rule to require carpet on 75% of bare floors on 2nd or 3rd floors to mitigate noise problems for neighbors.

VI. Set Next Meeting

The proposed meeting schedule for 2016 has returned to Tuesday nights now at 7:30 p.m. in the Clubhouse: June 28, September 20, October 18, and November 15.

Next Annual Meeting – Saturday, January 21, 2017 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously, unless noted.

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**Las Colinas Condominium Association
June Board Meeting
June 28, 2016
7:30 p.m.**

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

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

Minutes for May 2016 were read and approved.

III. President's Report

The road construction on Wilmot is complete and turned out so well. Our new sidewalk is beautiful. The turn lanes have made traffic much smoother. The intersections are safer. It is great to have the new lighting. Most of all, our north entrance is wider.

We submitted our claim for the damage to our wall April 2nd that resulted from the car crashing through it. The owner of the car was arrested for DUI. Her insurance company notified us that the insurance was insufficient to cover all of the claims for damages that were submitted, so payment was delayed as the insurance company allocated the available funds to the claims. We anticipate a check the beginning of July so that the wall can be repaired and sign replaced.

The Association is taking Unit 330 in a foreclosure action to collect on unpaid dues. The Sheriff's sale is scheduled for July 14th on the Courthouse steps. In addition to the unpaid dues, there is also a 1st mortgage.

On June 10th on his morning property inspection Paublo noticed oil leaking from the electrical transformer in the front of the property and notified Robert who notified Tucson Electric Power (TEP). They responded immediately, making arrangements to replace the failing transformer that very day. They brought a huge crane up from Nogales to remove the old transformer and drop in the new one that same evening. Great catch Paublo, because otherwise the transformer would have failed, cutting of the electricity to the front of the property, over a weekend, and we could have been without power for much longer.

The pool inspector came out for the annual inspection and we passed as usual. Again, great job team. We replaced underground irrigation valves that were failing, and preventing adequate water to the grass in various areas of the property.

In preparation for monsoon season, the roofs have been inspected and cleared off. We are maintaining the drainage systems. We are particularly concerned about mosquitos this year as a result of both West Nile Virus and Zika. There is no way to know at this time what problems may be posed this summer by mosquitos. However, we like to get in front of problems, so we have found a new technology for trapping mosquitoes that does not use propane, but uses electricity. We are planning to order and install some of these traps to reduce the risks of mosquitos.

IV. Neighborhood Watch Report

The tenant who was engaging in suspicious activity decided to leave after an eviction was filed. We appreciate the cooperation of the landlord and help of the Community. Our watchfulness and commitment to being Crime Free is what creates the peace and safety we so value.

V. New Business

- A. A motion was made to affirm \$4,610.00 to replace underground irrigation valves that were failing and \$1,800.00 for plumbing repairs by KT and seconded by TSB. Motion passed.
- B. A motion was made to approve a budget of \$1,500.00 for mosquito traps KT and seconded by TSB.

VI. Set Next Meeting

The proposed meeting schedule for 2016 has returned to Tuesday nights now at 7:30 p.m. in the Clubhouse: September 20, October 18, and November 15.

Next Annual Meeting – Saturday, January 21, 2017 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously, unless noted.

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Condominium Owner's Association

1600 N. Wilmot Road
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Las Colinas Condominium Association Meeting in Lieu July 27, 2016 by phone

Quorum: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Laura Hersey, Secretary (GA)
Robert Priervo, Special Projects (RP)

Resigned: Tovi Stonechek Ballesteros, Treasurer (TSB)

I. Authorized Signers

Following the resignation of Tovi Stonchek Ballesteros, the Board's Treasurer, upon the sale of her Unit; KT made a motion to approve the President, John Saputo and Secretary, Laura Hersey as the authorised signers on all of the Las Colinas bank accounts at Bank of the West. The motion was seconded by RP and passed unanimously.

II. Savings Account

KT made a motion to approved the opening of an additional savings account at Bank of the West, to receive foreign wire transfers. The motion was seconded by JS, and passed unanimously.

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

Las Colinas Condominium Association Meeting in Lieu August 8, 2016 by phone

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

Resigned: Tovi Stonechek Ballesteros, Treasurer (TSB)

I. Authorized Signers

JS made a motion to accept the offer on Unit 330, taken by the Association (seller) in a foreclosure action subject to a Wells Fargo 1st mortgage, made by Hamed Altaji (buyer). Terms are the Unit is taken "as is", subject to the 1st mortgage, for \$15,000.00 no interest promissory note, payable in full by August 1, 2019. Buyer agrees to pay the dues of \$220.36 starting August 2016, and pay half of the closing costs, estimated at \$2,000.00. The motion was seconded by RP and passed unanimously.

II. Resolution

JS made a motion to authorize Katherine Trimm to open escrow on behalf of the Association, and execute the sale of Unit 330 to Hamed Altaji as required. The motion was seconded by RP, and passed unanimously.

Signed:

John Saputo
President

Laura Hersey
Board Secretary

Las Colinas

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1600 N. Wilmot Road
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**Las Colinas Condominium Association
September Board Meeting
Sept. 20, 2016
7:30 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Priervo, Projects (RP)
Laura Hersey, Secretary/Treasurer(LH)
Andi Schwimmer, Projects (AS)

I. Call to Order & Roll Call

The September 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

Minutes for June 2016 were read and approved.

III. President's Report

We finally received payment on our claim for the damage to our wall from the incident of April 2nd when a car crashed through it. Because the owner of the car, who was arrested for DUI, had insufficient coverage for all the claims for damages that were submitted, payment was delayed as the insurance company allocated the available funds to the claims. The check arrived, as anticipated, the beginning of July, just as the monsoon arrived. Of course concrete and stucco don't mix well with heat and water, so there was more delay. But we were so happy when it was finished, and the replacement signs were up.

The Association took Unit 330 in a foreclosure action, and it was sold to pay-off the unpaid dues. We have had no more bank foreclosures. However, as property values are rising again, the Association is employing foreclosure actions to collect.

We are pleased to announce that Las Colinas is now over 75% owner occupied. The vast majority of foreclosures were on rental properties. So that is what has provided the shift to owner-occupied properties.

We are very pleased to have had so few reports of water damage due to roof leaks this year. The thousands of dollars and many hours we spend on our roofs are paying off. One of this year's roofs is complete and we have two more roofs scheduled. That leaves only 5 roofs that have not been done. In the last twelve years we have improved 27 of our 32 roofs.

We were particularly concerned about mosquitos this year as a result of both West Nile Virus and Zika. To get in front of this problem, we found a new technology for trapping mosquitoes that does not use propane, but uses electricity. We installed five of these traps to reduce the risks of mosquitos. We have the property treated for pests, including sewer roaches. The garbage cans are treated with deodorizer and sprayed to reduce flies. These preventative actions make the property so much nicer.

Paublo did a great job on the irrigation repairs. The fescue grass came back and was very lush this year. Hard to believe it is almost time to plant the winter rye. We found a new shade tree, the fast growing Morenga, and planted three more of them to replace the Chilean Mesquites.

We are down to fewer than 20 staircases. Glenn is back and helping get those done, along with protecting the structure underneath exposed balconies. Hamed has joined us and is painting wrought iron around the property. Besides the upper pool, our other common area project this year was the front of the property. The City did a beautiful job on the sidewalks, which we expanded when we had the wall rebuilt. Paublo is placing the new flagstone, while Glenn is repairing and repainting the split rail fence. New signs are printed and will be going up very soon.

We have an exciting new project - new Unit signs. Using the same graphics and technology we will be replacing the Unit numbers on our Units.

We are sorry to loose our long term Treasurer, Tovi Stonechek Ballesteros who sold her property at Las Colinas. Her family had been part of our family for four generations. Her experience as an accountant at the UofA was a wonderful asset.

IV. Neighborhood Watch Report

A prohibited pit-bull was reported on the property. Pitbulls and Rottweilers were banned several years ago because of the multiple attacks that they were responsible for. The owner denied that her dog was a pitbull and refused to comply with the rules, until her pitbull attacked – and one of our owners went to the hospital with a broken hand. At this point the owner removed the pitbull, only to replace it with a second pitbull, which again she denied was a pitbull. Another man was injured protecting his dog. The DNA test proved that the Association was right, again. Facing \$5,000.00 in assessments for her violations, she sold and left the state. Taking her pitbull with her.

A number of transients have been no-trespassed from the property. There have been reports of theft from cars. Please remember to remove all valuables from your cars, and keep your car doors locked. Our watchfulness and commitment to being Crime Free is what creates the peace and safety we so value.

V. New Business

- A. A motion was made by John Saputo to appoint Andi Schwimmer to fill the open Board position. Andi has been our Watch Captain for several years and very involved in protecting Las Colinas. The motion was seconded by RP and passed.
- B. A motion was made to affirm \$1,300.00 to replace the chainsaw, the 100 foot snake, and the vertical ladder by KT and seconded by LH. Motion passed.
- C. A motion was made to approve a budget of \$2,500.00 for new Unit numbers by KT and seconded by AS.

VI. Set Next Meeting

The proposed meeting schedule for 2016 has returned to Tuesday nights now at 7:30 p.m. in the Clubhouse: October 18, and November 15.

Next Annual Meeting – Saturday, January 21, 2017 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously, unless noted.

Las Colinas

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1600 N. Wilmot Road
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Las Colinas Condominium Association

October Board Meeting

Oct. 18, 2016

7:30 p.m.

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

I. Call to Order & Roll Call

The October 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

Minutes for September 2016 and the Meeting-in-Lieu minutes for July 27, 2016 and October 14, 2016 were read and approved.

III. President's Report

We are completing our scheduled roof work. Building 26, as well as the adjoining shop roof are done. Our contractor is just completing Building 31. Building 27 was completed earlier in the year. Our Board has now worked on all but five of the Association's 32 roofs.

The winter rye has already been planted and is sprouting. Hamed is continuing with painting wrought-iron. Glenn has been sealing exposed balconies to prevent structural damage and has also been replacing worn out posts and rails as part of the improvements to the front of the property.

An original coupling connecting the hot water line for the Building 29 boiler loop, failed after midnight on a Friday night. Fortunately, Katherine spotted it minutes later and we were able to shut off the hot water to prevent further water loss and damage. Our staff and the Association's plumber returned the hot water service later that morning. The bright moment was that we were very pleased to see the excellent condition of the interior of the pipe. There was not corrosion or calcium build up. This was confirmation that our water softeners are working, and it is the 43 year old coupling that failed, not the pipe itself.

The Association took Unit 424 in a legal action, and it was sold to pay-off the unpaid dues.

We added the Board Secretary, Laura Hersey, as an authorized signer on the Las Colinas accounts, to replace Tovi Stonechek Ballesteros who resigned where she sold her property at Las Colinas. It is an important part of the checks and balances at Las Colinas that two board members are required to issue a check.

Next month we will be approving the 2017 Annual Budget, no dues increase again. We will also be announcing the 2017 Election. The current Board members have all agreed to stand for election next year. The requirements for board candidacy are attendance at least five meetings, being in good standing on dues, and no violations.

IV. Neighborhood Watch Report

Again last month several transients were no-trespassed from the property. We have not seen any of them return. Your watchfulness is appreciated.

V. New Business – no items submitted

VI. Set Next Meeting

The proposed meeting schedule for 2016 has returned to Tuesday nights now at 7:30 p.m. in the Clubhouse: November 15.

Next Annual Meeting – Saturday, January 21, 2017 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously, unless noted.

Las Colinas

Condominium Owner's Association

1600 N. Wilmot Road
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Las Colinas Condominium Association Meeting in Lieu October 14, 2016 by phone

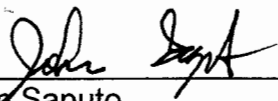
Quorum: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Laura Hersey, Secretary (GA)
Robert Prievo, Special Projects (RP)
Andrea Schwimmer, Special Projects (AS)

I. Sale of Unit 424


John Saputo made a motion to accept the offer from Jose' Martinez for Unit 424 as is, for \$17,500.00 in cash and other consideration including the required remediation and remodeling of that Unit.

II. Authorization to Negotiate and Sign on Behalf of the Association

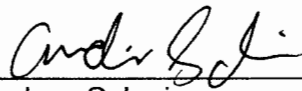
KT made a motion to authorize John Saputo to sign on behalf of the Association and execute all paperwork required for the sale of Unit 424 to Jose' Martinez. RP seconded. and the motion passed unanimously.
Board resolution signed by:



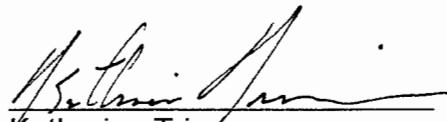
John Saputo
President




Laura Hersey
Secretary/Treasurer



Andrea Schwimmer
Board Member



Katherine Trimm
Vice President



Robert Prievo
Board Member

Las Colinas

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**Las Colinas Condominium Association
November Board Meeting
Nov. 15, 2016
7:30 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Priervo, Projects (RP)
Laura Hersey, Secretary/Treasurer(LH)
Andi Schwimmer, Projects (AS)

I. Call to Order & Roll Call

The November 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

Minutes for October 2016 were read and approved.

III. President's Report

Our Association took a big step forward in replacing the incandescent lighting with compact florescent lights, starting with the parking structure lights 15 years ago, and upgrading the Building fixtures ten years ago. The Association was one of the first to implement this technology property wide to save energy and money. The reduced electrical use allowed us to add additional lighting on the existing circuits to make our property bright and safe. Two years ago we started implementing the new LED technology. LED uses even less energy. But the wonderful thing is that they last so much longer – at least ten years before they need to be replaced. In addition, they do not attract bugs.

The insurance company has accepted responsibility for the damage done to the wall on Building 22 by their insured. At their request, the wall was opened further, so that the extent of the structural damage could be assessed. This confirmed that the impact had damaged the supports of a three story building. Their assessment and documentation have been finished. We will be scheduling the repairs to the structure and wall after the claims processing is complete.

This month we will be approving the 2017 Annual Budget, no dues increase again. We will also be announcing the 2017 Election. The current Board members have all agreed to stand for election next year. The requirements for board candidacy are attendance at least five meetings, being in good standing on dues, and no violations.

We are very pleased with the progress on painting in the Common Area, and look forward to that continuing next year.

IV. Neighborhood Watch Report

The tenant engaging in suspicious activity was asked to leave by his landlord, and is now gone. That has reduced the transient traffic through our Community. Sunday we received two reports of the laundry room doors not closing properly. Keeping the laundry rooms locked prevents crime.

V. New Business

- A. Approve the Budget for 2017
- B. Approve the slate for the 2017 election

VI. Set Next Meeting

Next Annual Meeting – Saturday, January 21, 2017 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously, unless noted.