

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. 18, 2013

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 November 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. Approve Minutes

The minutes were approved as read. The motion was made by KT and seconded by GY. Motion passed.

III. President's Report

The President announced the upcoming election and call for participation. He reported that 14 staircases have already been completed this season. We still have over 60 to go. The fall roof inspections and maintenance has been done in preparation for the winter rains.

IV. New Business

A. A motion was made to affirm \$6,700.00 to repair sewer line under Building 10 by KT, seconded by EY. Motion passed.

B. A motion was made to approve the 2014 Ballot by KT and seconded by EY. Motion passed.

V. **Set Next Meeting** – The next Annual Meeting is 1/18/2014.

VI. **Homeowner Input**

VII. **Ajourn**

All motions passed unanimously, unless noted.

* All motions passed unanimously, unless other wise noted.

Approved on
10.21.13

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1600 N. Wilmot Road
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Las Colinas Condominium Association

September Board Meeting

Sept. 23, 2013

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 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. Approve Minutes

The minutes were approved as read. The motion was made by KT and seconded by EY. Motion passed.

III. President's Report

The President reported that this year's legislation pertaining to Condominium restrictions of rentals was declared unconstitutional, as expected. Improvements to Wilmot to add a turn lane, repair the sidewalk, and add drainage are scheduled for summer 2014. The inconvenience sounds very minimal and the improvements to safety will be greatly appreciated. The project to repair and protect the stairs and decks is proceeding. They look "better than new."

IV. New Business

- A. A motions was made to deny the appeal by 403 for a Rottweiler ban violation by JS and seconded by EY. The motion passed, denying the appeal.
- B. A motion was made to approve an addition to the Rental Rules: **Dogs, except certified service dogs, are prohibited on any lease executed on or after 9/24/2013, by a new tenant** by TSB and seconded by EY. Motion passed.
- C. A motion was made to approve replacement of the upper pool boiler pump and add strainers, not to exceed \$3,100.00 by KT and seconded by EY. Motion passed.

V. Set Next Meeting – October 21, 2013. Proposed schedule for remaining 2013 is 11/18. The next Annual Meeting is 1/18/2014.

VI. Homeowner Input

VII. Adjourn

* All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association

August Board Meeting

Aug. 26, 2013

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 August meeting of the Las Colinas Condominium Owner's Association was called to order at 7:05 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

II. Approve Minutes

The minutes were approved as read. The motion was made by KT and seconded by EY. Motion passed.

III. President's Report

The President announced that the monsoon season is going well, with only one reported leak. The preventative maintenance program implemented by Eugene Yegorov has been very successful in preventing problems. A broken sewer line under Building 30 was repaired and clean-outs added. Windows have been ordered for the laundry rooms. The new washers and dryers are doing very well. The ability to take credit and debit cards has been popular. The airconditioning is installed. We have tables outside the door to make it easier to enter and new smokeless ashtrays. We have 16 windows to install and new steel doors with closing arms. The laundries are the "face of Las Colinas" and a common amenity most of us use, so we want the experience to be a pleasant as possible.

We have selected a concrete protection product, DEXcoat, after ten years of research and testing. The concrete protection product had to seal and protect our concrete surfaces and protect the underlying structure. The product has to be cost effective, easy to apply, include a non-skip surface, be easy to touch-up or re-coat, have a wide temperature range for application, avoid toxic chemicals and fumes, be easy to clean, and be available in a custom colour. We finally found something that works. Watch for concrete sealing projects. Notices will appear to let you know when work will be done in your area.

We also have a Mailbox Make Over project coming. We have been approved by the Postmaster for Sandstone paint with black numbering (big enough to see this time.) We will also be getting new decals.

IV. New Business

- A. A motion was made to affirm replacement of Building 19 drains, affirm replacement of Building 21 sewer line and approve replacement of Building 29 drains for approximately \$12,000.00 by KT and seconded by GA. Motion passed.
- B. A motion was made to approve parking lot bumpers to protect waterlines for \$5,000.00 by KT and seconded by GA. Motion passed.
- C. Unit 298 was on the agenda for discussion. However, no appeal was received. No one came to the meeting representing 298. Therefore there was nothing to discuss.

V. Set Next Meeting – September 23, 2013. Proposed schedule for remaining 2013 is: 10/21, and 11/18. The next Annual Meeting is 1/18/2014.

VI. Homeowner Input

VII. Adjourn

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

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Las Colinas Condominium Association

July Board Meeting

July 29, 2013

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 July 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 announced that the monsoon season is going well, with only one reported leak. The preventative maintenance program implemented by Eugene Yegorov has been very successful in preventing problems. A broken sewer line under Building 30 was repaired and clean-outs added. Windows have been ordered for the laundry rooms.

III. New Business

- A. A motion to approve Architectural request from 224 to replace windows & doors consistent with our guidelines was made by KT and seconded by GA. Passed.
- B. A motion to approve Architectural request from 413 to replace windows and patio door consistent with our guidelines was made by KT and seconded by EY. (GA abstained.) Passed.

- C. A motion to approve Architectural request to replace two broken windows on Unit 271, and assess the cost to the foreclosing bank, consistent with our guidelines was made by KT and seconded by EY. Passed.
 - D. A motion to approve Architectural request from 121 to approve washer dryer installation consistent with our guidelines, and in conformance with plumbing and electrical codes was made by KT and seconded by GA. Passed.
 - E. A motion to affirm replacement of sewer lines under Building 30 for \$8,500.00 was made by KT and seconded by EY. Passed.
 - F. Update Rules for the 2013 legislation was discussed. The legislation is being challenged as unconstitutional. We will amend our rules to comply, if it is determined that the legislation is legal.
- IV. **Set Next Meeting** – August 26, 2013. Proposed schedule for remaining 2013 is: 9/23, 10/21, and 11/18. The next Annual Meeting is 1/18/2014.
- V. **Homeowner Input**
- VI. **Ajourn**
- * All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association

June Board Meeting

June 3, 2013

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 7:10 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

II. Approve Minutes

The minutes were approved as read, by the Treasurer. The motion was made by KT and seconded by EY. Motion passed.

III. President's Report

President John Saputo reported that we had a hot-water line break the Friday afternoon before Memorial Day. Our staff and plumber all gave up their holiday weekend plans. The line had not been properly grounded when installed 40 years ago. Twenty feet of waterline had to be replaced. There were non-standard fittings which hard to get late at night, but our plumber got his supplier to open at 10:30 p.m. for us. We worked past midnight and started work again after dawn. We were up and running by noon. Special thank yous to our plumber and our staff for giving up their sleep and holidays for our Community.

President John Saputo announced that we finished installation of the new washers and dryers, and are installing the air conditioning units. Doors and windows will be coming in the future. The lower pool filter was replaced and the sand was changed on both pools. The palm trees were trimmed, the pre-fruit was removed and they were skinned. In preparation for monsoon season, we have been coating the roods, fixing the parapet walls, replacing flashings and gutters.

This year we planted heat tolerant Kentucky Blue Grass this year to replace the winter rye, instead of Bermuda. The Blue Grass looks prettier and does not irritate people's allergies like Bermuda does.

IV. New Business

- A. A motion to approved the Architectural request from 184 to replace windows & doors consistent with our guidelines was made by KT and seconded by TSB. Motion passed.
- B. A motion to approve the Architectural request from 302 to replace front door consistent with our guidelines, including an approved variance of wood finish was made by TSB and seconded by JS. KT abstained. Motion passed.
- C. A motion to approve \$2,000.00 of electrical work to implement the suggestions of our insurance carrier was made by KT and seconded by TSB.

V. Set Next Meeting – July 29, 2013. Proposed schedule for remaining 2013 is: 8/26, 9/23, 10/21, and 11/18. The next Annual Meeting is 1/18/2014.

VI. Homeowner Input

VII. Ajourn

* All motions passed unanimously, unless otherwise noted.

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**Las Colinas Condominium Association
May Board Meeting
May 6, 2013
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 May meeting of the Las Colinas Condominium Owner's Association was called to order at 7:10 p.m. by President, John Saputo in the Clubhouse. A quorum was present. The roll was read.

II. Approve Minutes

The minutes were approved as read. Motion by KT, seconded by EY.

III. President's Report

The President announced that all three laundry rooms are operational with their new machines. As the infrastructure was upgraded, we discovered more that should be improved. At 40 years old, anything that didn't look like it would see 50, was replaced. The folding tables are being refurbished and air conditioning is being installed. We are also planning to replace the windows and doors.

Pool maintenance includes replacing the sand in the filters and replacing the second sand filter. The palms will be trimmed in June.

IV. New Business

- A. A motion to affirm additional laundry room infrastructure (water & sewer lines) for \$8,000.00 was made by KT and seconded by GA. Passed
- B. A motion to approve bid from Oasis Pools to replace lower pool sand filters, and sand in both filters for \$2,100.00 was made by KT and seconded by EY. Passed.
- C. A motion to approve funds to trim palms and tree maintenance as required not to exceed \$2,000.00, was made by KT seconded by GA. Passed.
- D. A motion to approve an Architectural request from 312 to replace windows & doors consistent with our guidelines was made by KT, seconded by GA. Passed.

V. Homeowner Input

VI. The next meeting is June 3, 2013 at 7:00 pm

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

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**Las Colinas Condominium Association
April Board Meeting
April 8, 2013
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 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. Approve Minutes

The minutes were approved as read. Motion by KT, seconded by EY.

III. President's Report

The President presented the laundry room make-over schedule. The roofs are being inspected and repaired as needed. Our web-site now has a mobile ap.

IV. No New Business

V. Homeowner Input

VI. The next meeting is May 6, 2013 at 7:00 pm

* All motions passed unanimously, unless other wise noted.

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**Las Colinas Condominium Association
March Board Meeting
March 11, 2013
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

John explained the schedule of the laundry room upgrades and related closures and re-openings. Rooms will be closed one at a time, for one week each, for new machines to be placed, flooring redone and walls painted, etc.

III. New Business

A. Funds for emergency sewer and water line repairs for \$18,237. Moved by KT, seconded by GA. Approved.

B. In & Out Plumbing provided a bid of \$4,965 to upgrade the laundry room gas lines and connectors. KT moved to accept the bid, EY seconded. Approved.

C. Energy-efficient windows and doors are needed in common area buildings. Funds for window, doors and installation not to exceed \$10,000. Moved by KT, seconded by GA. Approved

D. Funds to remodel three laundry rooms including electrical, water valves, paint, flooring, furniture, air conditioning not to exceed \$10,000. Moved by KT, seconded by EB. Approved.

E. Funds needed to purchase equipment for the property's three laundry rooms: 18 high-efficiency washers and 18 gas dryers with coin and credit card capabilities, steel security ho0ds and signage for \$62,000. Moved by KT, seconded by EB, approved unanimously.

F. Richard Carlson requested approval to place three garden boxes on his roof. After discussion, it was moved by KT to respectfully decline his request. GA seconded, motion passed unanimously.

IV. Homeowner Input

V. The next meeting is April 8, 2013 at 7:00 pm

VI. Ajourn

* All motions passed unanimously, unless other wise noted.

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**Las Colinas Condominium Association
Annual Meeting & Election
January 19, 2013
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 2013 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. Roll was called by the Board President, who also read the proof of notice.

III. Approval of Minutes

Minutes for the 2012 Annual meeting were approved.

IV. Election Results

A quorum of Owners in good standing was certified. The Ballots were opened and counted by three members of the Association, Craig Bell, Marvin Erickson, and Vicki Bell, in front of those owners present.

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

51 – Gayle Alleman
53 – Tovi Stonecheck Ballesteros
52 – John Saputo
53 - Katherine Trimm
54 – Eugene Yegorov

11 – Michelle Lewis

The top five candidates were re-elected to the Board.

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, Treasurer
Eugene Yegorov, Special Projects

V. Independent Audit

Ballots were placed into a box to be held by Lawrence H. Fleischman, Attorney/Mediator/ Arbitrator. The box was sealed, then taken by an Officer of the Court to be delivered to the Fleischman Law Firm.

VI. Set Next Annual Meeting – January 18, 2014 at 9:00 a.m.

VII. Homeowner Input

VIII. Ajourn