

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. 14, 2017

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 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 2017 were read and approved.

III. President's Report

The President opened his report by taking the opportunity to thank our Police department. Community policing has literally saved us. While we have experienced some frustrations lately with response times – TPD leadership came to Las Colinas to brief myself and Katherine on the plans in place to place Tucson in a leadership position implementing new technology to leverage our most experienced officers. Plans are also in place to bring more officers on-line.

The President announced that the slate of officers will be presented by the Board Secretary in accordance with the CC&Rs. All of the current board members are running for reelection. We work well together and are happy to be staying together. The notice of the 2018 election will be sent out next week, along with the opportunity for nominations. As set forth in the CC&Rs and Bylaws, candidates must be current on their assessments, have no violations, and have attended five meeting in that calendar year.

2007 saw the homicide and the \$100,000.00 flipper disaster. We live in close proximity and the terms of our contract with each other must be enforceable. For example, committing crime into our Community, causing damages to the Common area, failing to pay assessments, and violating the rules regarding rentals and dangerous dogs must have consequences that are sufficient to motivate compliance. The vast majority of owners who pay their assessments, maintain their property, obey the law and show consideration for their neighbors said to the Board, "Do something!"

The Board worked tirelessly with Association Counsel. In 2010 and 2011 we approved changes to the Bylaws and Rules that set forth consequences, which have been very successful in reducing crime and property damage at Las Colinas in the ensuing years. It is the right of the owners to have peaceful enjoyment of their property that must be enforced.

The CC&Rs, Bylaws and Rules set forth fees and assessments, as well as actions including termination of water and ultimately foreclosure. This information has been published to the owners, as well as both recorded at the County Recorder's Office and available online at the Association's web-site.

We had a sewer line collapse in front of Building 22. Our plumber's camera revealed that the concrete along the parking space had to be opened up all of the way into the driveway and that section of iron line replaced by ABS. The concrete has been re-poured and the asphalt patched.

A kitchen sink backed up in an unoccupied vacation home, so it wasn't discovered until it was leaking into the common area. The line was cleared and initial remediation done on behalf of the owner.

IV. Neighborhood Watch Report

A Las Colinas owner was leaving the casino and robbed of his keys, wallet and truck. As he went to the VA hospital with injuries the criminals came to his Unit to further rob him. They were interrupted. Our owner and his truck are back.

V. New Business

A.) A motion was made to approve the 2018 Slate of Officers, LH and seconded by AS. The motion passed.

B.) A motion was made affirm \$10,000.00 for the repair of a collapsed sewer line, including the patching of the concrete and asphalt, at Building 22 by KT and seconded by RP. The motion passed.

C.) A motion was made to approve \$500.00 for remediation of backed-up sink at Unit 103 by KT and seconded by RP. The motion passed.

D.) #MeToo – Sexual Abuse is a Conflict of Interest and a Legal Liability

VI. Set Next Meeting

The proposed meeting schedule for 2017 is Tuesday nights, at 7:30 p.m. in the Clubhouse.

Next Annual Meeting – Saturday, January 20, 2018 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously.

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Las Colinas Condominium Association

October Board Meeting

Oct. 17, 2017

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 2017 were read and approved.

III. President's Report

The President announced that there is no proposed dues increase for 2018. This is our 11th year in a row. We are constantly looking for ways to save money and improve the value of our property. Thank you for your trust in us.

After the September Board Meeting we visited our commercial lighting supplier to look at the newest LED lighting alternatives. We were interested in the new generation of acrylic globes. They had a sample that we fell in love with. We have had many positive comments on the new globes. They are brighter and more energy efficient, while improving the look of our Community.

One of our owners had received several tons of purple lava rock, which they donated and has been installed to cover the bare ground behind building 28.

IV. Neighborhood Watch Report

Our staff observed suspicious activity when a new Lexus was dropped in the back parking lot. We reported it stolen before the owner even knew it was missing from a nearby shopping center. Our camera footage was turned over to the police. The next day arrests were made at Monaco. Karma works at Las Colinas!

V. New Business

A.) A motion was made to approve the 2018 budget, with no dues increase by KT and seconded by LH. The motion passed.

B.) A motion was made affirm \$1,500.00 for new acrylic globes and LED bulbs by KT and seconded by AS. The motion passed.

C.) A motion was made to approve \$690.00 for the delivery and installation of donated lava rock behind Building 28 by KT and seconded by RP. The motion passed.

VI. Set Next Meeting

The proposed meeting schedule for 2017 is Tuesday nights, at 7:30 p.m. in the Clubhouse: Nov. 14, 2017

Next Annual Meeting – Saturday, January 20, 2018 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

All motions passed unanimously.

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Las Colinas Condominium Association

September Board Meeting

Sept. 19, 2017

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 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 August 2017 were read and approved.

III. President's Report

Unit 237 went up for auction on the Courthouse steps. I was there with Katherine and the Association's Attorney to answer any questions. The bidders refused to speak with us. The Unit was auctioned off at several thousand more than the creditor's bid – the amount that is owed to the Association of almost \$15,000.00. We knew that there was no margin for profit on a flip and that it could not be rented - so it was over bid. Sure enough, both bidders backed out after the sale. Unfortunately, unlike bank foreclosures where the property is automatically returned to the creditor, Arizona law requires the entire process to be repeated. This law further delays our collection and our ability to use these funds for the benefit of our Association. The good news is that the bidder who backed out is liable for all of the costs we incur.

In one of the storms, an enormous branch broke off of one of the mesquite trees by Building 9. Fortunately, it was caught by the tree itself, and did no damage. However, it needed to be professionally removed right away, to make sure there would be no damage. Our tree service came the same day to get it taken care of. These are the mesquites we are in the process of removing because they have damaged the walkways and likely the sewer lines and foundations. In anticipation of their removal, we have been planting new trees and scrubs that are not invasive or destructive. As the lovely new trees get bigger, we will continue to remove the mesquites.

In real estate news, it is a sellers market! Condos are selling fast and prices are rising, most recently, to 66.00 per square foot. This is still significantly below comparable prices for properties that did not allow rentals, therefore did not get their values crushed in the real estate crisis

IV. Neighborhood Watch Report

Our Community is participating in the Hot Spot, a special federal program to reduce crime. We are very excited to work with our police officers to remove drug dealers from this area. We are enjoying the peace

V. New Business

A.) A motion was made to affirm the purchase of replacement golf cart batteries for \$645.00, by KT and seconded by RP. The motion passed.

B.) A motion was made affirm \$450.00 for trimming the broken mesquite tree, by KT and seconded by RP. The motion passed.

VI. Set Next Meeting

The proposed meeting schedule for 2017 is Tuesday nights, at 7:30 p.m. in the Clubhouse: October 17, and Nov. 19.

Next Annual Meeting – Saturday, January 20, 2018 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

All motions passed unanimously.

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Las Colinas Condominium Association

August Board Meeting

Aug. 22, 2017

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Robert Prievo, Projects (RP)

Absent: Laura Hersey, Secretary/Treasurer(LH)
Andi Schwimmer, Projects (AS)

I. Call to Order & Roll Call

The August 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 July 2017 were read and approved.

III. President's Report

Unit 237 is scheduled for sale tomorrow, August 23, 2017 on the Courthouse steps, as a result of a foreclosure action brought by the Association, in response to a failure to pay dues. This Unit does not have a mortgage, and may come back to the Association.

Despite usually heavy rainfall, we only had one reported roof leak, and no other reported storm damage. We had Solid Foundations inspect, and make repairs to Building 3, included replace the downspout.

A coupling failed between Buildings 23 and 31. The good news is that the pipe itself was in good shape. The original coupling failed due to age.

The annual trimming of the palm trees was completed. Our big pines were inspected, and are very healthy. Keeping our trees healthy is important because a number of big trees went down on the Eastside in the big storm this month.

IV. Neighborhood Watch Report

We are continuing to lock our pools at night to prevent vandalism. Thank you to the members of our Community who take their time every night and morning to help guard our pools.

V. New Business

A.) A motion was made to affirm the purchase of a replacement sand filter for \$500.00, due to vandalism by KT and seconded by RP. The motion passed.

B.) A motion was made affirm \$2,000.000 for trimming the palm trees, by KT and seconded by RP. The motion passed.

C.) A motion was made to affirm \$600.00 to replace the gutters on Bldg 3, by KT and seconded by RP. The motion passed.

VI. Set Next Meeting

The proposed meeting schedule for 2017 is Tuesday nights, at 7:30 p.m. in the Clubhouse: September 19, October 17, and Nov. 19.

Next Annual Meeting – Saturday, January 20, 2018 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously.

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July Board Meeting

July 25, 2017

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

II. Secretary's Report

Minutes for June 2017 were read and approved.

III. President's Report

Unit 175 was taken in litigation by the Las Colinas Condominium Owners' Association, subject to a first mortgage. This brings to a close a decade of multiple breeches of contract by the now former owner, including a conviction for assault committed against a fellow owner on Las Colinas' property. For evil to prevail only requires that good people do nothing. We are zero tolerance for criminal activity at Las Colinas by law and by contract. Our Community stands together.

Unit 237 is scheduled for sale on August 23, 2017 on the Courthouse steps, as a result of a foreclosure action brought by the Association, in response to a failure to pay dues. This Unit does not have a mortgage, and may come back to the Association. Please contact the Office if you may be interested in it.

It is summer. We have had major rainfall, with only one minor roof leak reported. This is huge. We have truly turned the corner on our roofs. However, we must remain committed to their maintenance. Summer also brings condensate line leaks and we have had several reports of those. While this is an owner items, we are happy to help diagnose and recommend reliable contractors. We always recommend replacing older toilets, because if they fail, it can cause thousands of dollars of damages in neighboring units. So far we have had only one of those this summer. Please contact the Office to replace your toilet, if you have not already done so.

Summer also brings bees and other pests. The Association maintains pest contracts for bee removal, and well as other pests and termites. If you suspect pests, contact the Office right away so our contractors can eliminate them! All of us being vigilant prevents infestations.

2017 as been the most challenging year for pools, City wide, in many years. The extreme heat causes the chlorine to break-down and then fall below safe levels. Then the storms blow debris into the pools, which has to be cleaned out. We are cleaning and testing our pools at least twice per day, and sometimes more to keep them open as much as we can. Our efforts were further complicated by vandalism earlier in the summer. More about that in the Watch report.

As you may be aware, the proposition covering required paid time off for all employees took effect July 1, 2017. Of course your Association's policies already exceeded the State requirements. Paid time off is important. Our employees were able to take vacation this summer to spend time with their families. They did a great job of covering for each other; however, it is wonderful to have the grounds back to the level that a full staff provides.

IV. Neighborhood Watch Report

Vandalism has been a problem the last few months. It has cost thousands of dollars, hours of time, and great inconvenience to the Community. There are a number of projects that have been on hold as we had to make repairs and document for law enforcement. It is hard for most of us to fathom the mind of a vandal, engaging in wanton destruction, especially when it is connected with their own homes. But then it is hard for them to fathom that this Community is not impressed by bullying, and will not back down in the face of it, or be divided by it.

The vandals have gone after our pools. We are now locking them at which has prevented further damage. Thank you to the members of our Community who take their time every night and morning to help guard our pools.

The waterline break that required shutting off water to the entire property, was also caused by vandalism to our water lines. Fortunately, the legal actions to prevent further damage to our property are in place. When the vandals are gone – so is the problem.

The fire at Monaco was determined to be arson. Fortunately surveillance video led to a prompt arrest of an owner whose unit had long been associated with criminal activity. The removal of this person and criminal associates has reduced suspicious activity.

V. New Business

A.) A motion to approve an Architectural request from Unit 269 to install rolling shutters as made by KT and seconded by LH. Motion passed.

B.) A motion to affirm \$2,000.000 for waterline repair was made by KT and seconded by AS. Motion passed.

C.) A motion to accept resolution of Unit 175 litigation, and authorize the Managing Agent, Katherine Trimm to sign for the Association was made by JS and seconded by RP. Motion passed.

D.) A motion to refer the violations for Unit 196 to the Association's counsel was made by JS and seconded by AS. Motion passed.

VI. Set Next Meeting

The proposed meeting schedule for 2017 is Tuesday nights, at 7:30 p.m. in the Clubhouse: August 22, September 19, October 17, and Nov. 19.

Next Annual Meeting – Saturday, January 20, 2018 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

IX. Executive Session

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Las Colinas Condominium Association

May Board Meeting

May 2, 2017

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 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 2017 were read and approved.

III. President's Report

The 2016 Financials are out. Thank you for the congratulations calls we have received. It was another fine year in the black.

The Unit numbers are going up and they exceed our expectations! We are using the same technology as we are using for our other signs. This lets us continue with our custom graphics and colors. The Unit numbers installed many years ago are wearing out and it is time to replace them. The news ones are so much more visible.

The chainlink fence got repaired and freshly painted. Painting it in Las Colinas foxtail better defines the property. We are getting noticeably fewer people who were lost and looking for Monaco.

IV. Neighborhood Watch Report

V. New Business

- A. A motion to approve an architectural request for Unit 241 was made by KT and seconded by RP. The motion passed unanimously.

VI. Set Next Meeting

The proposed meeting schedule for 2017 is Tuesday nights, at 7:30 p.m. in the Clubhouse: June 6, July 25, August 22, September 19, October 17, and Nov. 19.

Next Annual Meeting – Saturday, January 20, 2018 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

IX. Executive Session

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Las Colinas Condominium Association

April Board Meeting

April 4, 2017

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 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 November 2016 were read and approved.

III. President's Report

Thank you again for re-electing the Board to serve for 2017. We appreciate your trust. This spring got off to a busy start, and this is our first monthly meeting for 2017. We are all enjoying the painting Hamed has been doing on the wrought iron, and his painting of the completed split rail fence. The replacement building signs are up. The art work for the Unit signs is complete. The fences along the north and south sides of the property are being painted. They look so much fresher now.

In January we discovered a problem with the hot water tank on the upper pool boiler. The water from the entire upper pool loop had to be drained and the worn-out tank replaced. As we re-charged the hot water lines, the water pressure revealed several weak spots in the water lines underground, which had to be dug up and repaired as well. While this was a lot of work, the bright side could be that we have gotten in front of any upcoming problems

The summer fescue grass has been planted and is coming up nicely. In addition, we have added a number of new plants around the property.

IV. Neighborhood Watch Report

The tenant engaging in harassment and suspicious activity disturbed our peace and was asked to leave by his landlord. When the tenant failed to leave, the landlord filed for an eviction. The tenant left behind a dumpster full of garbage, and the exterminator had to treat the Unit for pests. (The neighboring Units were inspected and all clear.) Transient traffic has been a problem. We have been no trespassing people who have been casing our cars. Please be extra sure to lock your car doors.

V. New Business

- A. A motion to affirm the replacement of the upper pool boiler hot water tank and hot water lines for \$10,000.00 was made by KT and seconded by RP. The motion passed unanimously.
- B. A motion was made to affirm approval of requests for window and sliding glass door replacement, in accordance with our guidelines, for Units 286 and 228 by KT and seconded by AS. The motion passed unanimously.
- C. At the request of Michelle Lewis, the meeting went into closed session, so that her appeal would be heard only by the Board. Ms. Lewis had the opportunity to address the Board and communicate all the information she wished to provide. A motion was made to deny the appeal of Violation from Unit 175, Michelle Lewis by JS and seconded by RP. The motion passed unanimously.

VI. Set Next Meeting

The proposed meeting schedule for 2017 is Tuesday nights, at 7:30 p.m. in the Clubhouse: May 2, June 6, July 25, August 22, September 19, October 17, and November 19.

Next Annual Meeting – Saturday, January 20, 2018 at 10:00 a.m.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

Las Colinas

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2017 Election Results Board Re-elected

The Annual Meeting and Election for 2017 for the Las Colinas Condominium Owner's Association was called to order on January 21, 2017 at 10:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2016 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: Britni Brown, Craig Coder, and Lili Ballash from those owners present. Thank you Britni, Craig, and Lili.

Results: Sixty-three qualified ballots were received, over twice quorum of 25. The votes were as follows:

- 58 – Andrea Schwimmer
- 59 – Laura Hersey
- 57 – Robert Prievo
- 57 – John Saputo
- 57 – Katherine Trimm

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

John Saputo, President
Katherine Trimm, Vice President
Andrea Schwimmer, Special Projects
Laura Hersey, Secretary/Treasurer
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 preliminary financial results for 2016 show that we once again brought in \$70,000.00, a significant amount of money, over our \$505,000.00 budgeted dues. This additional collection of \$70,000.00 of non-dues reimbursements brought in by Board efforts is why, once again, there was no dues increase this year. For comparison, a 10% dues increase would have brought in only \$50,000.00. And that would have been out of our own individual Owner pockets.)

The Board is looking forward to this coming year, and the projects we will be able to accomplish. Thank you for your commitment to our Community.