

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. 19, 2012
7:00 p.m.**

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

Absent: Tovi Stonechek Ballesteros, Treasurer (TSB)

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. Roll was called.

II. Approval of Minutes

The October Minutes were approved as read. Motion made by GA, seconded by KT. Motion carried.

III. President's Report

The President explained the sewer line repair and unexpectedly finding a manhole cover which allowed access to the area in question; thus the repair cost only \$1,000 instead of \$9,500. The stairs have been re-carpeted in buildings 22, 23, 24. Wrought iron is being painted. The water line break by Building 31 was repaired. The boilers were serviced.

IV. New Business

- A. The Association Secretary presented the slate for the 2013 election.
- B. A motion was made to approve a bid from In&Out Plumbing to installed bleeder valves for all three boilers, not to exceed \$2,000.00 by KT and seconded by EY. Motion passed.

- C. A motion was made to spend \$2,000.00 for golf cart maintenance was made by KT, seconded by EY. Motion passed.

V. Homeowner Input

- VI. The next meeting is the Annual Meeting on Saturday, January 19, 2013 at 9:00 am**

VII. ~~A~~ajourn

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

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Las Colinas Condominium Association October Board Meeting Oct. 22, 2012 7:00 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Tovi Stonechek Ballesteros, Treasurer (TSB)
Eugene Yegorov (EY)

Absent: Gayle Alleman, Secretary/Parliamentarian (GA)

I. Call to Order & Roll Call

The October meeting of the Las Colinas Condominium Owner's Association was called to order at 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present.

II. Approval of Minutes

The August Minutes were approved as read. Motion made by KT, seconded by TSB. Motion carried.

III. President's Report

Winter rye has been planted. Pool fence has been painted and signs replaced. Routine sewer maintenance completed. The Chuy's is becoming a Jimmy Johns sandwich shop.

We received a letter from the Mayor of Tucson, thanking us for our anti-crime efforts and pledging his support for a current crime problem under investigation.

IV. New Business

A. Affirmed the purchase of safety signs for \$566.00, by KT and seconded by TSB. Motion passed.

B. A motion was made to approve a bid from In&Out Plumbing to repair a sewer line by Bldg 29 for \$9,500.00 by KT and seconded by EY. Motion passed.

V. Homeowner Input

VI. The next meeting is November 19, 2012 at 7:00 pm

VII. Ajourn

* All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association August Board Meeting Aug. 27, 2012 7:00 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
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 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present.

II. Approval of Minutes

The June Minutes were approved as read. Motion made by TSB, seconded by JS. Motion carried. The Minutes for the Meeting in Lieu, June 26, 2012 to approve a pre-monsoon roof work on buildings 14, 16, 18 and an architectural request for a washer dryer was read and approved. (Fix the roofs before the heavy rains and accommodate and owner who wanted to use her washer/dryer.) Motion made by TSB, seconded by JS.

III. President's Report

We replaced a defective coupler on the hot waterline by Bldg 14. We had the replacement parts on hand, and our staff assisted the plumber, so the hot waterline was repaired in less than 5 hours for \$1,000.00. There were no other hot waterline breaks this summer. We have not had any hot waterline breaks since we installed the hot water softeners.

The pre-monsoon roof work on buildings 14, 16, and 18 was completed prior to the summer rains. The contractor completed the repair of the fire damage to the balcony of building 18. The palm trees were trimmed. The new signs were installed at both pools. We passed our annual pool inspection. The maintenance supervisor position was eliminated as a cost saving measure.

We evaluated bringing the laundries in house at the expiration of our contract April of 2013. By purchasing our own machines we can prevent a price increase, reduce water and utility costs, have nicer machines, and put a projected \$250,000.00 into the Reserve over the next ten years to help pay for roofs. Insurance premium REDUCTION of \$5,000.00 on the Association's Blanket Hazard policy from Farmers for our positive loss history and in recognition of our amazing financial performance, which has allowed us to put significant money into maintaining our buildings.

IV. New Business

- A. A motion to notify Mac Gray of the association's intent not to renew the laundry contract when it expires in April of 2013 was made by KT and seconded by TSB. Motion passed

V. Homeowner Input

VI. The next meeting is September August 24, 2012 at 7:00 pm

VII. Ajourn

* All motions passed unanimously, unless other wise noted.

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1600 N. Wilmot Road
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Las Colinas Condominium Association Meeting in Lieu June 26, 2012 by phone

Quorum: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Gayle Alleman, Secretary (GA)
Tovi Stonechek Ballesteros, Treasurer (TSB)

I. Pre-Monsoon Roof Overlay, Bldgs 14, 16, 18

Funds are available to pay for the overlay of three roofs prior to monsoon season. JS made a motion to approve a bid from Betterway Roofing to overlay the roofs on Bldgs 14, 16, & 18 for a cost of 18,800.00. The motion was seconded by KT. GA, and TSB were reached by phone and the motion was unanimously approved.

II. Architectural Request for Washer Dryer, Unit #208

KT made a motion to accept an Architectural Request for a washer and dryer, consistent with our guidelines. It was seconded by GA. JS and TSB were reached by phone and the motion was unanimously approved.

The next scheduled meeting will be August 27, 2012.

- B. A motion to accept a bid to trim the palm trees and remove the fruit, from Menehune Tree service, for \$1,260.00 was made by KT and seconded by TS. Motion passed.
- C. A motion to establish a contract with Tucson Police for off-duty officers, and authorization for \$2,000.00 to deal with emergencies as required, was made by KT and seconded by TS. Motion passed.
- D. A motion to approve the Architectural Request to install a new window in Unit 286, consistent with our guidelines, was made by KT and seconded by TS. Motion passed.
- F. A motion to increase escrow disclosure fee to \$125.00 was made by KT and seconded by TS. Motion passed..

V. Homeowner Input

VI. The next meeting is August 27, 2012 at 7:00 pm

VII. Ajourn

* All motions passed unanimously, unless other wise noted.

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Las Colinas Condominium Association June Board Meeting June 4, 2012 7:00 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Tovi Stonechek Ballesteros, Treasurer (TS)

Absent: Gayle Alleman, Secretary (GA)

I. Call to Order & Roll Call

The June meeting of the Las Colinas Condominium Owner's Association was called to order at 7:00 p.m. by President, John Saputo in the Clubhouse. A quorum was present.

II. Approval of Minutes

The May Minutes were approved as read. Motion made by KT, seconded by TS. Motion carried. The Minutes for the Special Board Meeting, May 26, 2012 to approve an Amendment to the Bylaws requiring New Buyer Approval was read and approved. Motion made by KT, seconded by TS. This Amendment was recorded as a Deed Restriction at the Pima County Recorder's Office on May the 29, 2012.

III. President's Report

The seals for the backflow were replaced at a cost of \$750.00. The framing to repair the damage to building 18 caused by a cigarette butt is up, and the Inspector is scheduled for this week. The damage to the carport at # 137 was completed at a cost of \$320.00. Stucco work has been scheduled. The lower pool got a new coat of cool deck.

IV. New Business

A. A motion to affirm the purchase of pool safety signs, for both pools, from Great American Supply, for \$650.00 was made by KT and seconded by TS. Motion passed

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Las Colinas Condominium Association Board Meeting Rules

We are using Robert's Rules of Order (RRO) to conduct our Board meetings. The following guidelines will be followed so that all present may speak and not feel threatened doing so.

1. If you wish to speak during the homeowner Input section, submit a request, or card (provided on sign-in.) When you are recognized by the President, you may speak.
2. Limit your remarks to two minutes (watch the timer). You must then yield the floor.
3. Comments on a Motion must pertain to the motion.
4. Remarks CAN oppose an idea or opponent's reasoning, but CANNOT criticize an opponent personally. Anyone doing so will be asked to leave. Personal attacks intimidate others from taking part and we want everyone to be comfortable sharing their opinion.
5. Terms such as "false," "fraud," "liar," "lie" and swear words must NEVER be used (RONR 10th Ed. Pg. 380).

If you choose not to follow the rules, you will be asked to leave. If you refuse to leave, law enforcement will be summoned. Please help us to conduct safe meetings in which everyone can be informed of Las Colinas business and provide comment to the Board in an appropriate manner. If the meeting is disrupted, it will be immediately adjourned.

NOTE: The Board, which is elected annually by the Owners, is solely responsible for making all decisions that pertain to Las Colinas Condominium Owners' Association. Owners may suggest topics to be discussed and provide comments, but ByLaws and State laws provide that ONLY the Board is allowed to make binding decisions that affect the Association. Owners have no binding authority over the affairs of the organization. Homeowners may make comments, but the only agenda items they can submit are either 1.) an Architectural Request or 2.) an Appeal of a violation, fine or late fee. Any other comments are Homeowner Input.

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**Las Colinas Condominium Association
Special Board Meeting
May 26, 2012
9:00 a.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Gayle Alleman, Secretary (GA) by phone
Michael Kern

I. Call to Order & Roll Call

The Special May meeting of the Las Colinas Condominium Owner's Association was called to order at 9:15 a.m. by President, John Saputo in the Clubhouse. A quorum was present. Owners had brought a concern to the Board that with the banks selling units for prices below what will qualify for a mortgage property could be purchased by criminals.

II. New Business

- A. A motion was made to amend the Bylaws to require Board of Director's approval for new buyers and record this as a Deed Restriction by KT, and seconded by MK. Motion passed

III. Homeowner Input

IV. The next meeting is June 4, 2012 at 7:00 pm

V. Adjourn

* All motions passed unanimously, unless otherwise noted.

F. ANN RODRIGUEZ, RECORDER
Recorded By: MH
DEPUTY RECORDER
4895



SEQUENCE: 20121500112
NO. PAGES: 1
REST 05/29/2012 12:30
MAIL
AMOUNT PAID: \$10.00

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LAS COLINAS
1600 N WILMOT RD 302
TUCSON AZ 85712

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RESTRICTION
Las Colinas Condominium Association
New Buyer Approval Policy

In accordance with the Bylaws of the Las Colinas Condominium Owner's Association, Inc., Section 7.5 F:
"The Board of Directors shall have the power to establish, make, and enforce compliance with such additional rules and regulations as may be necessary for the operation, use, and occupancy of this Condominium project with the right to amend from time to time."

the Board of Directors of the Las Colinas Condominium Owner's Association has established the following Buyer Approval Policy:

The Las Colinas Condominium Owner's Association, Inc. requires Board of Directors approval for all new buyers.

This policy is confirmed this 26th day of May 2012 by the presence of the signatures of officers of the Board of Directors.


Tovi Stonecnek Ballesteros, Treasurer


Katherine Trimm, Vice President

Units 1-250, The Las Colinas Condominiums a Subdivision of Pima County, Arizona, as shown on the Condominium Map recorded in office of the County Recorder, Pima County, Arizona on the 27th day of July, 1979, in Book 6079 of Maps and Plats at page 1309 and subject to the Declaration for The Las Colinas Condominiums recorded in said office in Book 6079 at Page 1309.

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1600 N. Wilmot Road
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**Las Colinas Condominium Association
May Board Meeting
May 7, 2012
7:00 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Gayle Alleman, Secretary
Tovi Stonechek Ballesteros, Treasurer

I. Call to Order & Roll Call

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. Approval of Minutes

The April Minutes were approved as read. Motion made by KT, seconded by GA. Motion carried.

III. President's Report

The Board thanked Pam Taylor for her gift of two big comfortable chairs to the Clubhouse. The upper pool renovation is done. We are getting bids to replace the fence on the upper pool. The cold water line was fixed on Bldg. 26 under budget. The fuses were replaced for the upper pool boiler and the light over the cactus garden was also fixed. The carport for unit 137 was damaged and this damage was repaired. There was also damage to Bldg 22. The power outage to half the property was a TEP issue.

Robert Prieto submitted his resignation from the Board as his graphics business is taking off. Robert and his late wife Johnna made many contributions to our community. The beautiful new signs are Robert's design. Robert created the Las Colinas web-site. He responded to countless emergencies. He and his wife planned and decorated for our parties. Robert assures us his contributions to our Community will continue. The Board respects the wishes of the voters in selecting a replacement for Robert who will express his values and commitment to asset value and community. Michael Kern has attended 5 meetings. He expressed his commitment to continuing the positive direction of our community, and was appointed to the Board.

IV. New Business

- A. A motion to affirm electrical repairs to Upper pool boiler fuse box and Bldg 22 & 24 lights, Parsons Electric, \$ 503.89 was made by KT and seconded by TS. Motion passed
- B. A motion to accept a revised bid to repair damage to Building 18, to DC Restoration, not to exceed \$27,000.00, was made by KT and seconded by GA. Motion passed. (Up from original bid of \$7,500.00 – additional damage discovered.)
- C. A motion to accept a bid to repair stucco on Building 22 and 27, (minor repairs to 19, 20, 21, 26 & 30) Adobe King, \$1200.00 was made by KT and seconded by GA. Motion passed.
- D. A motion to approve the Architectural Request to replace a window in Unit 227 consistent with our guidelines was made by KT and seconded by TS. Motion passed.

V. Homeowner Input

VI. The next meeting is June 4, 2012 at 7:00 pm

VII. Ajourn

* All motions passed unanimously, unless other wise noted.

Approved at
4.9.12
Meeting

Las Colinas

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1600 N. Wilmot Road
Tucson, AZ 85712
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**Las Colinas Condominium Association
March Board Meeting
March 12, 2012
7:00 p.m.**

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Gayle Alleman, Secretary

I. Call to Order & Roll Call

The March 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 November/December Minutes were approved, with the correction of a date. The Annual Meeting Minutes were approved as read. Both motions made by KT, seconded by JS. Motions carried.

II. President's Report

A representative of the Eastside Tucson Police Department was invited to receive the appreciation of our Community for their support in reducing crime in our neighborhood. Our guest thanked us for recognizing their efforts, and reiterated that it takes a partnership with the community to reduce crime.

A minor fire, according the Fire Department Investigator caused by a cigarette, caused minor framing damage to building 18.

III. Secretary's Report – Robert's Rules Training

The Board Secretary presented a training session, and provided handouts, on the use of Robert's Rules at our meetings.

IV. Managing Agent's Report – Review of the Corporate Records

The Managing Agent reviewed the Corporate records, consisting of the Governing Documents (Articles of Incorporation, CC&Rs, Bylaws, Amendments, and Rules), Financial Statements, and Minutes, which are made available to the owners and prospective owners, at our web-site and, virtual office, www.lascolinascondos.net.

III. New Business

- A. A motion to approve a bid from DC Restoration to repair the minor fire damage to Building 18, not to exceed \$7,500.00, was made by KT and GA. (The bid includes the engineering report, permitting, and inspection process required by the City of Tucson after fire damage.) Motion passed.
- B. A motion to approve the Architectural Request submitted by 418 to replace their patio door consistent with our guidelines was made by KT and GA. Motion passed.

V. Homeowner Input

VI. The April Meeting is April 9, 2012 at 7:00 pm

VII. Ajourn

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

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Tucson, AZ 85712

**Las Colinas Condominium Association
Annual Meeting & Election
January 21, 2012
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 2012 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 2011 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, Ruth Reilly, Mark Jones, and Rosie Farfan, in front of those owners present.

Seventy-three qualified ballots were received. The votes were as follows:

52 – Tovi Stonecheck Ballesteros
51 - Katherine Trimm
49 – John Saputo
48 – Gayle Alleman
46 – Robert Prievo

26 – Delores Morgan
25 – Jerry Aguilar
25 – Linda Register
23 – Michelle Lewis

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
Robert Prievo, Member at Large

VI. Independent Audit

Ballots were placed into a box for an independent audit to be conducted by Lawrence H. Fleischman, Attorney/Mediator/ Arbitrator. The box was sealed with clear packing tape, and several members present signed across the tape. The box was then taken by an Officer of the Court to be delivered to the Fleischman Law Firm.

V. Homeowner Input

VI. Set Next Annual Meeting – January 19, 2013 at 9:00 a.m.

VII. Ajourn