

Las Colinas

Condominium Owners' Association, Inc.

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

Las Colinas Condominium Owners' Association March Board Meeting

Mar. 28, 2023

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Andrea Schwimmer (AS)

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 President, John Saputo, in the Clubhouse. A quorum was present. The roll was read.

II. Secretary's Report

The February minutes were read and approved.

III. President's Report

Preventive maintenance has made our lives so much saner. After the back-flow test, our approved independent inspector recommended that we preventatively replace worn parts. With several recent retirements of the few authorized inspectors, ours is over scheduled, but she was able to get the parts and work us in. So, we are good for another three years.

The electrical work has been completed for our new Community EV Charger, located in front of the Office. We just need to hook-up the charger when we have our first user. Meanwhile, this is an amenity included in our real estate listings.

We had to remove a tree behind building 24. It was coming down. Another tree we inherited that had been planted with no understanding. We could not save it. We are hoping to get the shingles replace on the back of that building, and will be putting in new plants after that is complete. Last spring we discovered that the summer fescue will return as the winter rye dies off. Very happy to skip spring scalping, and have the property stay green. We will also be putting in more butterfly bushes next month. That experiment worked. We also found some large bushes that grow in shade and bloom all summer. We have five of them to try after the shingles are done.

IV. Amendments to the Bylaws

As disclosed in the recent Newsletter, and discussed at the February meeting, the Bylaws will be amended to prohibit sellers from accepting an offer without prior approval of the buyer's application from the Board. The Associations' attorney has been out of the office, so we have not had a chance to finalize the wording. The amendment will be voted on next month. Failure to comply with this requirement will result in the Assessment of \$2,500.00 upon signature, and \$100.00 per day until remedied. Further, this will become a violation against the Unit disclosed in escrow and become a lien against the Unit. Should it fail to be remedied in escrow, this assessment will transfer to the buyer.

After 13 years of compliance with the rental ban, we have had two attempts to violate it this year. So, we will be also proposing to amend the bylaws to make our expectations of owner occupied more explicit. The police have repeatedly advised us that anyone residing in a Unit for ten days has established residency, requiring an eviction for removal. This seems like a clear standard. Anyone residing in a Unit who was not on the original application, establishes tenancy after ten days. We will consider them to be a tenant, in violation of our Rental ban. The assessment for Violation of the Rental Ban has been established as \$2,500.00 on discovery and \$100.00 per day until remedied. An application for additional resident(s) may be submitted for approval for owners who continue to reside in the Unit. "Guests" who arrive in a U-haul are not guests. Owners who depart in a U-haul, to be replaced by full-time residents have become landlords. This Community supported the Rental Ban unanimously. Our Community has benefitted from this rule, both in terms of our peace and safety, as well as financially. No one gets to jeopardize that.

V. Crime Report

We have had reports of a car break-in, and a couple of attempted car thefts. We No Trespassed a white male on a bicycle, dressed all in black, for “casing cars”. Talking to police, they are seeing increased activity across the Eastside. We have cycles of crime. Cars are a target right now. No valuables in cars, and if you have a car attractive to thieves – add a club and/or a Ring camera. Please, if you are out walking, check the laundry doors and LOCK THEM. Obviously we have too many irresponsible people here.

Letters warning of the \$200.00 fines for dog violations went out and compliance has improved. Call the Office about how to submit pictures. Looks like we need a Rules change to start fines of \$200.00 for failure to lock the laundry rooms, and the pools. Violations endanger the Community. Coming on next month’s agenda.

We now own Unit 257. We will be getting it rebuilt. The plans from 4 years ago had to be re-submitted for fresh approvals.

The Association is filing for an Involuntary Probate for Unit 305. We got a text from one of the relatives of the deceased saying that they were “abandoning the property”. Leaving the Association as the responsible adult. We have had to do this before. As a creditor, we can petition the Court to take the property, sell it, and pay off the debts, including the debts to the Association. We did this very successfully on Unit 166 last year.

VI. New Business

A.) A motion to affirm \$700.00 for tree removal was made by was made by KT and seconded by AA. The motion passed.

B.) A motion to affirm \$1,200.00 for testing and preventative maintenance of the back-flow was made by KT and seconded by RW. The motion passed.

VII. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

4/25, 5/23, 6/20, 7/18, 8/15, 9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VII. Homeowner Input (two minute limit)

VIII. Adjourn

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1600 N. Wilmot Road

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Las Colinas Condominium Owners' Association

February Board Meeting

Feb. 28, 2023

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Andra Allen, Secretary (AA)
Rebecca Williams (RW)
Absent: Andrea Schwimmer (AS)

I. Call to Order & Roll Call

The February 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

The November minutes were read and approved.

III. President's Report

The President thank you everyone for your support. The Board was re-elected and will continue in our positions.

Finally, after over four years of criminal (arson, endangerment, and criminal damage) and civil (foreclosure) litigation, your Association has taken ownership of Unit 257. His mother signed it over to the Association to resolve litigation. The rebuild of the Unit has begun. It will be sold and the proceeds used towards reimbursing the Association, and our insurance company, for the damages caused by the fire. Nothing can reimburse our Community for the trauma of that night, or the over four years of resulting fear and work. However, we are safe now.

Finally the laundry rooms are back up to 100%. We were able to get a tech out and replace two of the machines, so they are all up and running now. Hamed re-painted the BBQ Area and this been re-painting the laundry rooms to make them fresh.

Today we passed our annual backflow test, as required by the City of Tucson. However, it is time to replace some of the parts in regular maintenance. We will be shutting down the water briefly when this happens.

Tonight we are voting on providing a Community EV Charger, located in front of the Office. We anticipate a fee of \$20.00 to cover the cost of equipment and electricity, for those who sign-up to get a key and use it.

We have not increased our fees for condo sales in a very long time. Our disclosure fee is not covering our costs, so we are proposing an increase from \$125.00 to \$250.00.

Rebecca straighten out the electrical issue that was causing the carport lights in the back of the property to not come on. Replacing lights and fixtures is an on going activity.

IV. Amendment to the Bylaws

As disclosed in the recent Newsletter, tonight we are discussing a proposed amendment to the Bylaws to prohibit sellers from accepting an offer without prior approval of the buyer's application from the Board. Failure to comply with this requirement will result in the Assessment of \$2,500.00 upon signature, and \$100.00 per day until remedied. Further, this will become a violation against the Unit disclosed in escrow and become a lien against the Unit. Should it fail to be remedied in escrow, this assessment will transfer to the buyer.

V. New Business

A.) A motion to increase the Disclosure Fee to \$250.00 was made by JS and seconded by AA. The motion passed.

B.) A motion to affirm \$4,800.00 for two new washers, installed in the Upper Pool laundry was made by KT and seconded by RW. The motion passed.

C.) A motion to approve the installation of a Community EV Charger was made by 1,500.00 was made by KT and seconded by AA. The motion passed.

VI. Set Next Meeting

Tuesday nights at 7:30 in the Clubhouse:

2/28, 3/28, 4/25, 5/23, 6/20, 7/18, 8/15, 9/12, 10/10, 11/7

Annual Meeting – 10:00 a.m., Saturday January 20, 2024

VII. Homeowner Input (two minute limit)

VIII. Ajourn

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**Las Colinas Condominium Owners' Association
Annual Meeting & Election
January 21, 2023
10:00 a.m.**

Present: John Saputo, President
Katherine Trimm, Vice President & Managing Agent
Andra Allan, Secretary/Treasurer
Andrea Schwimmer, Special Projects
Rebecca Williams, Special Projects

The Annual Meeting and Election for 2023 for the Las Colinas Condominium Owner's Association was called to order on January 21, 2023 at 10:00 a.m. by President, John Saputo in the Clubhouse. Roll was called. Minutes for the 2022 Annual meeting were approved.

A quorum of Owners in good standing was certified. The Ballots were opened and counted by four members of the Association: Catherine Fletcher, Lili Balash, Craig Coder, and Kelly Mac Arthur in front of those owners present. Thank you Catherine, Lili, Craig, and Kelly.

Results: Sixty-eight qualified ballots were received, well over twice the 25 ballot quorum required for elections. The votes were as follows:

57 – John Saputo	67 – Katherine Trimm
58 – Andra Allan	57 – Andrea Schwimmer
59 – Rebecca Williams	

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

John Saputo, President	Katherine Trimm, Vice President
Andra Allan, Secretary	Rebecca Williams, Projects
Andrea Schwimmer, Projects	

V. Homeowner Input

VI. Set Next Annual Meeting – January 20, 2024 at 10:00 a.m.

VII. Adjourn