

# Las Colinas Condominium Owners' Association Inc.

(520) 308-0040

[lascolinastucson@gmail.com](mailto:lascolinastucson@gmail.com)

1517 N. Wilmot Rd.

P.O. Box 290

Tucson AZ, 85712

## **Agenda** **April 17, 2025**

### **Present:**

Michael Mickey Prock, President (MP)  
Steve O'Pry, First Vice-President (SO) Not in Attendance  
John Saputo, Second Vice-President (JS)  
Sandra Vazquez, Treasurer (SV)  
Rob Mayer, Secretary (RM)

#### **I. Call to order**

#### **II. Laura Danker, Shaffer and Danker, CPA's, PC - Forensic Accountant in attendance for 30 minutes**

- 40-year-old firm started by Lauras father.
- Reviewed the last few years reports and documents, bank statements etc.
- Tax season is over and has more time to devote to this project now.
- No Findings at this time.
- In general, the documents she received were receipts, deposit records, checks and invoices.
- Working from current year backwards
- Credentials: graduate of Stanford, worked as investment banker, also worked as a financial analyst. Has been at this firm 15 years.
- Question- Issues with financials and past manager. What is the request? We are not doing an audit, doing a forensic accounting procedure to recreate QuickBooks records of back years accounting.
- We have six months records completed at this time.

- Looking at areas of concern, will not know details until entire project is complete.
- Question - Will we be able to know who has paid their dues? Yes. That is correct, once project is complete we will know.
- In January we had \$30,000 in expenses and in February, we had \$70,000 in expenses.
- We want to track expenses, so we can create a budget.
- Question: What about people who are behind on their dues? -The COA would turn over to a lawyer and file a lien on the property, and any next steps as advised by the attorney.
- Question: Financial Bank Statements - December, January, February, March- what is the possibility of getting those? When the firm is done with the forensic accounting procedure we will share those documents. We will check with our attorney on what can be released.
- Any reconciliation going forward? We are currently turning everything over to Laura.
- We will have information ready in about four months. We had no starting point.
- Question: The lawyer Katherine had, would suggest we get a different lawyer. MP We will address later in the meeting.
- Question: Speculation – If some money is missing? If yes, any way to recap money? It is possible but not easy.

### III. Secretary's Report

- Review of last meeting
- Call for committee members for Communication Committee and Architectural Committee
- Next newsletter – May. We have received 70 email addresses to date. We request more to save on postage.
- Motion to Approve Secretary's Report JS, 2<sup>nd</sup> SV, Yea 4, Nay 0, Motion Passed.

### IV. President's Report

- Wi-Fi – The COA has Wi-Fi through AT and T now. Now have guest Wi-Fi if you want to use the conference room and need Wi-Fi.
- Good news unit 257 is sold – THE COA had some minor tweaks we made to complete the sale i.e. screen door, install a switch for a potential future garbage disposal. At the end of the day sold for \$133, 000. We made a \$7000 concession to the buyer. Net proceeds \$126,000. We were past due on taxes paid taxes. We had to pay them. We received a check for \$115, 408. After net

costs and fees we spent \$30,995 in fees and wrote a check to farmers for \$83,000. Farmers spent 199,000 to repair that unit.

- New Attorney for the Association- We have selected Max and Morgan. They are HOA only attorneys. We will try to get them to attend the next meeting. Question Can we go after the estate?- no promises. We have to have hard evidence. Working with attorneys to assist. Owner – Owner's have filed a claim in Superior Court. Owners have no right to do that. Want to wait to see forensics and will determine at that time.

RM Moved to Approve President's Report, 2nd JS Yea 4 Nay 0, Motion passed.

#### V. Treasurer's Report

- Laura Danker covered a lot of Treasurer's report in her discussion.
- Please send dues by the due date have fifteen days grace period to avoid the \$25 penalty.
- People are coming forward to make agreements. Please make these soon, we are getting close to the time we will be adding fees and interest, plus lawyer fees if applicable.
- Currently recreating vendor and warranty files
- We now have two staff people, Rebecca Williams has resigned and we wish her well.
- We are in good finances at the current time, expenses are volatile.
- We are doing a calendar of annual events so we can plan maintenance better in the future.
- Implementing setting up difference accounts for various projects
- Our bank is longer accepting quarters from us, so we are setting up an account at a different financial institution just for the laundry room quarters.

Moved to approve Treasurer's Report- JS, Seconded RM, Yea 4, Nay 0, Motion Passed.

#### VI. Committee Reports

- Social Committee
  1. Olga Chumakova Coordinator
  2. We feel community is important
- We have four members, we have met twice
- One of the items we discussed to create a survey. Will go out in

May with newsletter or reply to the email. Will you be willing to volunteer? Will be requesting donations of plates, napkins, etc. for social gatherings.

Motion to approve Social Committee Report JS 2<sup>nd</sup> by SV, 4 Yea, 0 Nay,  
Motion passed.

## VII. New Business

- Budget – Skipped Over
- Landscaping
  1. Mesquite removal by 129 to include stump grind-\$1150  
Motion to remove tree by September JS Motion to Approve  
2nd RM, 4 Yea 0 Nay, Motion passed.
  2. Mesquite removal by 132 to include stump grind-\$1400 by  
September Motion to approve JS, 2<sup>nd</sup> RM, Yea 4 Nay 0,  
Motion passed.
  3. Mexican fan palm tree- climb and prune 19 palm trees on  
property to remove all dead and dying fronds and seedpod in  
August -\$1520 Set aside money over the next five months.  
Motion to Remove in August RM, 2<sup>nd</sup> JS, Yea 4 Nay 0, Motion  
passed.
  4. Canary Island Date Palm- climb and prune date palm trees  
along Wilmot Road to remove all dead and dying fronds as  
well as seedpods in August - \$630 Motion to approve JS,  
second RM, Yea 4 Nay 0, Motion passed.
  5. Date Palm- 2 taller date palms along street- remove to stump  
level and grind in May Motion to Spend \$1400 each x 2 trees  
approve JS, Second RM, - Yea 4 Nay 0 Motion Passed
- Rebuild 2 Boiler Pumps - \$1380 Motion to approve the rebuild  
both the boiler pumps JS 2<sup>nd</sup> SV Yea 4 Nay 0, Motion Passed.
- Roof Repair
  1. Immediate needs – Building 26 (last recoated in 2016),  
Building 30 (Never recoated) and Building 31 (last recoated  
2016)
    - a. Building 26 - \$6144 SV Motion to fix roof in May, 2<sup>ND</sup>  
JS, Yea 4 Nay 0, Motion Passed.
    - b. Question: owner would like his active leak repaired,  
John will call Burlavin to set up review.
    - c. Building 30 - \$23,540 JS Motion to approve repair  
ASAP , 2<sup>ND</sup> SV, Yea 4, Nay – 0, Motion Passed.
    - d. Building 31- \$1076 in repair in September motion to  
approve JS, 2ND Yea RM, 4 Nay 0, Motion Passed.
  2. Buildings 8, 9, 10 - \$11,906 repair for three buildings as soon  
as we have the funds in July JS Motion to approve repair, 2<sup>ND</sup>

**RM, Yea 4 Nay 0, Motion Passed.**

- **\$ 2000 Pool Supplies – Chlorine. RM Motion to approve purchase of pool supplies, 2<sup>nd</sup> JS Yea 4, Nay 0, Motion Passed.**
- **Norton Construction- repairs to 180 and 181 (already performed) - \$3600, JS Motion to approve repairs. 2<sup>nd</sup> SV, Yea 4, Nay 0, Motion Passed.**
- **Replace Chlorinator and Light Bulb for East Pool and \$1500 Motion to approve purchase of repairs. SV 2<sup>nd</sup> JS Yea 4 Nay 0 Motion Passed.**
  1. **Chlorinator-\$325, RM Motion to approve purchase and installation, JS 2<sup>nd</sup>, Yea 4, Nay 0, Motion Passed.**
  2. **Light bulb and case replacement- \$1147, JS Motion to approve purchase and replacement, SV 2<sup>nd</sup>, Yea 4, Nay 0, Motion Passed.**

**VIII. Old Business**

- **Owner Offer of Landscaping Contribution - Update President request more information. More specifics. Started but is currently has been put on hold. We are still moving forward. Gravel request seems severely light. When questions are addressed, COA will move forward on project**

**IX. Next Meeting**

- **May 15, 2025 7:30 PM**
- **Annual Meeting: Saturday, January 17, 2026 10 AM**

**X. Homeowner Input- Two-minute time limit**

- **Probate - What is the COA going to do? Working with the attorneys. If we have an appropriate claim, if we have evidence then, at that time will take action. A group of owners has already filed their own claim against the estate.**
- **We will disclose information as we can. There a lot of rumors and gossip that are malicious, and untrue.**
- **Fireplaces - Are people required to maintain? We can check and see what the CCR's say.**

**XI. Adjourn Motion JS, 2<sup>nd</sup> SV, Meeting adjourned at 9:37 PM.**