

Las Colinas

Condominium Owners' Association, Inc.

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

Las Colinas Condominium Association

October Board Meeting

Oct. 12, 2021

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Michelle Leon, Secretary (ML)
Absent: Andrea Schwimmer (AS)
Robert Prievo, Projects (RP)

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

The September minutes were read and approved.

III. President's Report

The President was happy to announce that the 2022 Budget has no increase, as anticipated.

We are seeing excellent results from the installation of the new steel fence along the north side of the property with the Saddlehorn. As hoped suspicious traffic is way down, and we have not had a parking lot crime since it went up. The new laundry machines are popular, as it the new phone app for payment.

Paublo has continues to work on drainage projects across the property. We had to get another truck load, 15 tons, of the structural rock which lines the drains that channel the water away from our buildings.

Most of the repair work from the summer storms is complete. It looks like it will total over \$40,000.00. The plumbing for drainage was another \$ 8,000.00. We were doing so well. The storms and heavy rainfall were beyond anticipation. However, we all pulled together and clean up the mess and repaired the damages.

IV. Crime Report

The landlord and Association were successful in getting an eviction for the tenant who had disturbed the peace and made threats. He is gone.

The Association and its Counsel will be in Court for the most recent Jason Price Hearing on Friday. After almost two years, his Public Defender resigned from Jason's defense. Jason has been assigned a contract defender. We are hoping to have a new trial date. We anticipate something next summer. Meanwhile, Jason remains in jail without hope of bond.

V. New Business

A.) A motion to accept affirm the 2022 Annual Budget was made JS and seconded by ML.

B.) A motion to affirm \$500.00 for trimming the palm trees by the lower pools to keep out debris was made by KT and seconded by ML.

C.) A motion to affirm \$650.00 for 15 tons of structural rocks was made by KT and seconded by RP.

D.) A motion to affirm \$20,000.00 for storm repairs and \$8,000.000 for drainage repairs was made by KT and seconded by RP.

All motions passed unanimously.

VI. Set Next Meeting

Nov. 9th

Annual Meeting – 10:00 a.m., Saturday January, 15, 2022

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

Condominium Owners' Association

1600 N. Wilmot
Tucson, AZ 85712
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2022 Budget

Income:

Dues,		\$606,000.00
Reimbursements		<u>\$ 20,000.00</u>
Total		\$626,000.00

Expense:

General and Administrative	\$ 12,000.00	
Insurance	\$ 87,000.00	
Common Area Facilities	\$ 65,000.00	
Utilities	\$ 171,000.00	
Common Area Maintenance	\$ 100,000.00	
Common Area Projects	\$ 15,000.00	
Total		\$450,000.00

Reserve:

Reserve Projects	\$176,000.00	<u>\$176,000.00</u>
Total		\$626,000.00

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Las Colinas Condominium Association

September Board Meeting

Sept. 14, 2021

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Michelle Leon, Secretary (ML)
Andrea Schwimmer (AS)
Absent: Robert Prievo, Projects (RP)

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

The July minutes were read and approved. The meeting for August was cancelled.

III. President's Report

The President expressed his appreciation for all the work that was done this summer. Summer is our most difficult season of the year. The heat and monsoon rains stress the property. The preventative maintenance we have been doing has paid off. We have not had hot water couplings break in many months. The new boilers have been great. The new washers have been reliable. The usual things that make summer challenging did not this year. The problems we had were completely freak.

After the June meeting, the fire in Unit 166 was caused by a vape device that arced and caught fire. It had nothing to do with any original electrical element. Not the wiring. Not the outlets. Not the fuses. The reconstruction process is underway.

At the end of the July meeting, there was a severe storm which snapped one of the huge date palms in the front of the property and dropped it on Building 4. Amazing that this over a ton of palm dropping on the roof – merely cracked the wall. But that was enough to send gallons of rain inside. All the Board members hurried to Units 114 and 214 to remediate the water damage. It took a big crane to remove the palm. Interior water damage has been repaired.

That same storm ripped the old swamp cooler and boiler exhaust off of Building 19, damaging the roof. There was water damage to both the storage room and laundry room. The owner of Oracle came out to restart our boiler, which had its flame blow out. Remarkably we had only minor damage beyond this.

The we had unusually heavy rains in August. Normal for the year in Tucson is 12 inches. We had over 12 inches in the month of August here on the Eastside. We were designed to handle a one-inch rain in 24 hours. We upgraded to handle a 2 inch-rain. A four-inch rain was too much. We are upgrading the drainage to pull water away from the buildings. Two big project areas are rebuilding the French drains around Bldg 13, and cleaning the 8 inch-drain in the back of the property. We will be continuing to work on these project through this year.

Despite the volume of work created by these freak accidents, we continue the planned projects. The 18 new washers and dryers were installed, along with the new phone application for payment. So nice to have gotten rid of the old machines. We have the new HVAC systems for the laundry rooms, and those are being installed.

The fence is in and beautiful. It exceeded our expectations. Given how uneven the ground was, there were some challenges – but you would never know it to see it. And as desired, criminal cross traffic has ceased.

Every year the Health Department inspects our pools. And every year we pass with flying colors. We had our inspection on August, and once again, perfect test scores. (Mr. Anonymous complainant – many people see you – and they are laughing at you.)

IV. Crime Report

The people who were on our video stealing a truck from las Colinas were found and arrested. They have not been seen since. The catalytic converter theft ring has also been arrested, including the buyer of the stolen converters.

The police were called when a tenant threatened to kill owners here. The Association, with the landlord, have filed for an immediate eviction, as well as a holdover eviction. We are waiting for the hearings to be scheduled, the Courts are overwhelmed at the moment. However, the termination of his residency will happen.

We are really appreciating the fence. Katherine and Hamed have not had to 'No Trespass' anyone for suspicious activity since it went up. We have looked at gates. Our criminals walk in – they do not drive in – so gates would not help us. Moreover, they would create a traffic hazard.

V. New Business

✓ A.) A motion to affirm \$3,000.00 for palm tree removal, \$12,000.00 for drainage upgrades, \$15,000.00 for structural repairs, \$1,100.00 for boiler exhaust stack replacement, and \$1,900.00 for tree damage was made by KT and seconded by *AS.M L*

✓ B.) A motion to affirm \$2,200.00 for three HVAC systrms for the laundry rooms was made by KT and seconded by *ML PZ*

All motions passed unanimously.

VI. Set Next Meeting

Oct. 12th, Nov. 9th

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
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Las Colinas Condominium Association

July Board Meeting

July 20, 2021

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Michelle Leon, Secretary (ML)
Andrea Schwimmer (AS)
Robert Prievo, Projects (RP)

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

III. President's Report

The President announced that we signed the contract for the fence along the north side of the property with the Saddlehorn. Iron Craft expects to install it next month, in August. It will be 7 feet tall, with spear points, painted foxtail.

After our last meeting we were already to sign a contract for 18 new laundry machines, and sign-up for a phone app to replace the increasingly unreliable routers. Then assemble our lovely new common area benches and swings. But, no.

Instead we were awakened at 2:30 am with a fire. Building 22, Unit 166 had smoke poring out. A neighbor's quick action brought the fire department and evacuated the nearby Units. Sadly, the owner of Unit 166 almost made it out but was overcome by smoke. The EMTs were unable to resuscitate her. We are grieving the loss of our friend and neighbor, Rebekah Vian.

The cause of the fire has not been formally released yet. However, sound advice includes: Not letting handymen do electrical projects. Not overloading power strips. And PLEASE make sure you have smoke detectors. If you need help changing the batteries or installing smoke detectors, we have volunteers who have offered to help. Call the Office 390-2310.

We were so excited to be doing projects. But then, a fire creates a full time job – on top of a full time job. There is no pause button. We are exhausted. The solar project derailed again. We were approved for the loan, but once again it fell through at the last minute.

We thought it prudent to scale back the washer/dryer project. We have 9 washers and 6 dryers on order. The first week of August we will close the laundry at the Upper Pool for three days. Then the second week we will close the Building 19 laundry for three days, Finally the third week we will close the Building 29 laundry for three days. This will give us time to remove the old washer/dryers, clean the room, and install the new replacements. We will be keeping the most reliable of the current machines in each room. Total of \$28,000.00. And the best news is – the routers will be replaced by a smart phone ap.

In the middle of all this the pump for the Upper Pool sand filter started leaking. We had to close the Upper Pool, find the replacement part, and schedule its installation. Then it had to be tested and we had to make sure the pool chemicals were remaining in balance. It was re-opened in less than a week. First time we had to close a pool in quite some time. Our pools are inspected by the Health Department and we answer to them.

Amazing. We got a monsoon this year. The grass is green again. Over 1 ½ inches of rain in two weeks. We have had four minor roof leaks reported, and the repairs have begun.

We also replaced the pool lights. Our electricians found new accent lights for the front palm trees and installed them with a new transformer box. Light enhances the property.

Almost 20 years ago we found an old golf cart in the back of the shop yard. We refurbished it and it was off and running. So much faster to get from job to job. Not to mention, it carries all the gear. Added a golf cart for the grounds maintenance. Last week the first cart – likely almost 40 years old, croaked. We went shopping and found a refurbished replacement, a 2017, with many good years in front of it. It was delivered yesterday.

IV. Crime Report

Since last month we have significantly reduced criminal activity at Las Colinas. In an astounding coincidence, the departure of people for whom rules just did not apply reduced the problems we were experiencing. No drug dealing. No disturbance of the peace & safety. Dogs are back on leashes. The pool is staying locked. Vast reduction in drama. Remarkable. So glad to have our Las Colinas back again.

4th of July we were proud that no one violated City Ordinance by setting off fireworks at Las Colinas. Fortunately there had been heavy rain, because there were enough fireworks at Monaco to burn it to the ground. Unfortunately someone left their truck unlocked, with valuables in it, and a key. Our cameras picked up three trespassers coming from Monaco, Each look directly at our camera. And then proceeded to try car doors. One after another was locked. But not the truck. They drove it away and used it for a crime spree before it was found. Confirmed they were living at Monaco. Police are very happy with the video.

Just yesterday, Hamed caught a pair breaking in to Monaco's laundries. (They did not install the security devices we did.) The police arrived in time to catch and arrest them. Important to lock the deadbolts at the laundries. Our coin box locks are also a deterrent.

V. New Business

A.) A motion to affirm \$5,300.00 for pool repairs and parts, sewer maintenance, and plumbing repairs was made by KT and seconded by AS.

B.) A motion to affirm \$1,400.00 for palm light replacement was made by KT and seconded by RP.

C.) A motion was made to affirm \$7,600.00 for a new golf cart by KT and seconded by RS.

D.) A motion to affirm \$28,000.00 for 9 new washers and 6 new dryers was made by KT and seconded by RP.

All motions passed unanimously.

VI. Set Next Meeting

Aug. 17th, Sept. 14th, Oct. 12th, Nov. 9th

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
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Las Colinas Condominium Association

June Board Meeting

June 22, 2021

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President & Managing Agent (KT)
Michelle Leon, Secretary (ML)
Andrea Schwimmer (AS)
Robert Prievo, Projects (RP)

I. Call to Order & Roll Call

The June 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

III. President's Report

The President announced that we have estimates for the long awaited fence project along the north side of the property with the Saddlehorn. This is going to stop the cross traffic from Wilmot looking for a short-cut to Monaco. It will cut off escape for people casing cars. We are working on finalizing the details. Our first choice is the wrought iron fence with the spear points. From a security standpoint, that is the current gold standard. Installed and painted, \$14,600.00, and we have the funds to pay for it.

As you may have noticed last year we had no money for projects. We survived, paid the bills, replaced the boilers, but no fun projects. So this year collections is providing funds for what we refer to as 'cookies'. We work hard, and we want a fun treat for the property. The pool swings have been very popular. We found new ones – much nicer than were previously available – and a lovely shade of aqua blue. See them popping up soon.

We also found some very nice white benches for the mail box areas. One is going in under the big Magnolia tree by the upper mailboxes. The other bench is going by the Tacomas at lower mailboxes. So nice to have a place to sit and look our mail, talk to our friends, or wait for the postal carrier.

The heat is taking a toll on the plants all over the Southwest. It is not just water – they were not designed for this heat. Even the Sahuaros are suffering. Our heat-tolerant grass is just not surviving the sun. So, we are doing the best we can, but lush grass will not be back until the daytime temperatures drop back to normal.

It was announced several weeks ago that the police are no longer responding to welfare checks. No one is. We are on our own. Very scary. PLEASE make sure someone has keys to your place and the Office knows how to reach them. Or, we will install a lockbox on your door with a key inside. Call the Office 390-2310. Make sure you have a plan. Especially if you have pets.

Las Colinas is dog friendly. It is the dog owners who are most irate with those who can't keep their dog on a leash or pick up the poop. This is basic decency. It protects your dog. The Community is tired of reminding people. Our Community wants our Rules enforced. It is City Ordinance that dogs be kept on leashes and poop picked up. Enough is enough. We have a provision for assessments for criminal activity. Going forward, owners caught Violating City Ordinance will be assessed \$200.00 and up. In addition, complaints will be forwarded to PACC for legal action.

The patience of the Community with disturbances of the Peace is also at an end. The amount of fines established in 1979 is woefully out-of-date and ineffective. Fines are being increased to start at \$200.00 with \$100.00 increments for any Violation of the Governing Documents or City Ordinance.

The longest sellers market in recent history continues. Our prices are going up, back where they were before the mortgage fraud crisis. A 500 sq. ft. studio just went on the market for \$90,000.00. Suffice to say, we have had several rentals retire and are down to just 43, or 83% owner occupied.

The solar project is proceeding, we have a new vendor and a new quote. We are progressing on the financing. We have been approved, and are waiting on the final documents. Tonight we will authorize Katherine to sign on behalf of the Association for a 30 year 2.45% loan for the solar panels.

Big progress on the next generation washer and dryers. Like the boilers, there was a big leap forward in efficiency and conservation. However, room for improvement on durability. The new boilers have been a dream. We have heard the new washers and dryers will be as well. Our usage patterns have changed. We will be getting four new washers and four new dryers for each laundry room. We will be keeping the most reliable two of the current machines in each room. Total of \$41,000.00. And the best news is – the routers will be replaced by a smart phone ap.

IV. Crime Report

Las Colinas is Crime Free by contract, and by Arizona statute. Owners have an obligation to the Associate to abate criminal activity associated with their Units. This obligation is enforceable. The Association has a duty to enforce. In the case of criminal activity, your Association can implement an assessment starting at \$2,500.00, plus \$100.00 per day, until remedied. The remedy agreed upon by the Owner and Association can include the sale of the Unit.

There are currently two situations where the Owners and Association have agreed upon sale as only the remedy for ongoing criminal activity. In the first case there has been suspicious activity associated with drug dealing. In the second, disturbance of the peace, property damage, and threats. The Community has gone above and beyond to be supportive of the Unit owner's family member. That is appreciated. However, this care has not been reciprocated by the family member. That is their choice. Our choice is for this to be over, and the peace and safety of our Community to be preserved.

V. New Business

A.) A motion to affirm \$300.00 for removing dog urine smell caused by a tenant with a prohibited dog. The Unit owner agreed to reimburse the Association was made by KT and seconded by AS.

B.) A motion to affirm \$1,400.00 pool swings and benches by KT and seconded by RP.

C.) A motion was made to affirm \$650.00 for roof repairs was made by KT and seconded by RS.

D.) A motion was made to increase the amount of fines to start at \$200.00 (replacing \$25.00) with \$100.00 increments (replacing \$25.00) for violations of our Governing Documents and/or Violations of City Ordinance by KT and seconded by JS.

E.) A motion to approve \$14,600.00 for a iron fence with spear points was made by JS and seconded AS.

F.) A motion to authorize Katherine Trimm, Managing Agent, to sign loan documents for the solar loans was made by JS and seconded by ML

G.) A motion to approve \$41,000.00 for 12 new washers and 12 new dryers was made by KT and seconded by RP.

All motions passed unanimously.

VI. Set Next Meeting

July 20st, Aug. 17th, Sept. 14th, Oct. 12th, Nov. 9th

VII. Homeowner Input (two minute limit)

VIII. Ajourn

Las Colinas

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1600 N. Wilmot Road
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Las Colinas Condominium Association

April Board Meeting

April 27, 2021

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Michelle Leon, Secretary (ML)
Andrea Schwimmer (AS)

Absent: Robert Prievo, Projects (RP)

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

III. President's Report

The President was sad to announce the passing of long-time owner, Sharon Nordsving, from complications of Parkinson's, this past weekend. There will be a Memorial for Sharon here in our Club House tomorrow from 4:00 to 7:00. Our condolences to her family & friends.

We have a big agenda tonight. Spring is a busy time, getting the property ready for the summer. We already passed our annual back-flow test with flying colors. We also had our annual termite inspection – no termites. We got our palms trimmed. Our pools are open. Hamed prepared the pools for the summer; checking the pumps, filters, chlorinators, replacing parts, and stocking supplies. Paublo seeded the summer fescue grass and fed the many plants, which are blooming in appreciation. The irrigation system required major work this year, replacing broken lines under the ground.

Paublo & Hamed will be heading on to the roofs for the spring inspection and cleaning of the roofs & gutters. Then they will be cleaning the drainage systems in preparation for the monsoons. We only had one very minor roof leak this winter. Preventative work matters.

This year we are replacing the A/C units in the three laundry rooms. It was a very radical idea to put heat and A/C in laundry rooms when we first did it. But these are our laundry rooms. We want them to be pleasant and safe. We are also looking at replacing the washers and dryers. Too much maintenance, time to buy new ones. There has been so much consolidation in commercial washer/dryer suppliers that finding a better solution is a challenge. Our thinking is that we could swap out a couple of machines a month – when we find the machines we want. Again, like the boilers, we got the super efficient new technology. But being new, was not yet as hardy. Virtually maintenance free the first five years, they were great. But time for better.

The clean-out we approved last meeting was installed and hydro-scrubbed. Since then we have had a least two dozen plumbing calls. Slow toilets, tubs, and sinks are usually something simple and easily cleared. We respond as a courtesy when we can, because it is a good way to identify any developing problems. If there is a more serious problem, we bring in the plumber and all his technology. Water on the floor was reported in a Unit in Building 22. We replaced the shower-stems, caulked, then replaced the toilet seal. Water returned. Our plumber discovered a broken drain in the foundation. No way around having to pull the tub and jack-hammer the concrete. Apparently there had been a repair over 20 years ago where the water supply lines were re-routed along the side of the tub. Those had to be re-run. Now the bathroom has to be reassembled. This our second big project this year. Fix it right and you are good. In the bad old days people used drain-cleaner to try to clear hair. That doesn't work. But it does over time weaken the drain. As we as a community have stopped using drain cleaner, and let Association staff solve the real problem – we are protecting our drains. It is a win, win, win. Just as our preventative maintenance and water treatment has reduced our plumbing repairs, our sewer maintenance reduces our repair costs in the long term.

Monday morning we had a call – water coming down from the ceiling. Paublo was there and got the water turned off to the building. The upstairs owner was not here. A water supply line had popped off the toilet. Hamed got the water removed from both the upstairs and downstairs units, and set-up drying fans, mitigating damages. Robert replaced the supply line and restored water. This is why it makes a difference that we are owners here, who are on-site to respond when emergencies happen. It was not acceptable to the members of the Board that calls went to a management company voicemail, as is standard practice in many HOAs..

We had our electricians out for the day. They brought wonderful new technology LED spot lights to light up the big pine tree and north sign. They got the lights over the mailboxes replaced and fixed other decorative lighting in the front. Hamed hung upside down in freezing water to replace the pool lights. Those look pretty too. And we are scheduling the carpets in the building 22, 23, & 24 to be cleaned, along with the Clubhouse carpet. Still working on a solar option.

IV. Crime Report

The Jason Price arson trial and assault trials have not been re-scheduled yet. Price remains in jail with NO chance of bond or release. We were also in Court this month on the criminal damage arrest. That is headed to a conviction.

Our new locks are effective. No new laundry room break-ins since January. As Robert was checking the dryer locks, he discovered a piece of metal broken off inside. We think the burglar broke his tool. No word of further thefts on other properties. So our dryer may have ended his laundry-theft career. We have ended the careers of many criminals. (A half dozen in prison.)

Got a call from El Dorado Board members looking for help. The same guy who was trying to cut through our fence, removed the steel gate protecting Monaco & El Dorado from a band of criminals coming up from Rose Wash. We went over to check int out with them. Hamed 'no trespassed' the band of criminals off the property, so El Dorado could re-secure the area. Hamed then made sure they kept moving and did not try to settle at Las Colinas. They have had camps of criminals at Monaco. Beyond theft there is damage, and human waste. Further they turn-off water to get people to come outside, and then there are assaults. Keeping Las Colinas safe requires constant vigilance. We discovered a break in the north-east corner where they had broken through, and sealed it.

V. New Business

A.) A motion was made to approve the Architectural request from Unit 313 to replace her front door in conformance with our Architectural requirements was made by KT and seconded by AS.

B.) A motion to approve \$10,000.00 for the Bldg 22 drain and waterline replacement was made by KT and seconded by RP.

C.) A motion to affirm \$300.00 for trimming the palm trees was made by KT and seconded by ML.

D.) A motion to affirm \$1,800.00 for electrical work on our common area lighting was made by KT and seconded by ML.

E.) A motion to affirm \$400.00 for roof maintenance was made by KT and seconded by AS.

F.) A motion to affirm \$900.00 for pool parts and supplies was made by KT and seconded by ML.

G.) A motion to approve \$800.00 for cleaning the ten Bldg 22, 23, & 24 carpets and the club house carpet was made by KT and seconded by AS.

H.) A motion to affirm \$1,600.00 for laundry machine parts and technician was made by KT and seconded by AS.

I.) A motion to approve \$1,800.00 for laundry room HVAC systems was made by KT and seconded by RP.

VI. Set Next Meeting

May 25th, June 22rd, July 20st, Aug. 17th, Sept. 14th, Oct. 12th, Nov. 9th

The 2022 Annual Meeting is 10:00 a.m. Saturday, January 15, 2022.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

All motions passed unanimously.

Las Colinas

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1600 N. Wilmot Road
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Las Colinas Condominium Association

March Board Meeting

March 2, 2021

7:30 p.m.

Present: John Saputo, President (JS)
Katherine Trimm, Vice President (KT)
Michelle Leon, Secretary (ML) – via phone
Andrea Schwimmer (AS)
Absent: Robert Prievo, Projects (RP)

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

III. President's Report

The President expressed his appreciation for the faith and confidence shown in the re-election of the Board for 2021. We are looking forward to moving forward on some important project for the future of Las Colinas.

We were surprised, and of course disappointed, when the financing for the solar was not finalized. We are continuing to seek a solar solution. This has been an almost 20 year quest of Board. The technical and financial aspects of solar in a condominium environment provide a set of challenges that no one has seemed to be able to figure out yet. Today we talked with our Bank, Bank of the West, about their green initiatives. Tomorrow we are scheduled to beginning negotiations. Tonight we will be authorizing the Board to proceed.

Our third and final boiler was installed at the upper pool location. We are very pleased that once again, it was installed before performance issues impacted the continuity of hot water.

As the boilers were replaced it was an opportunity to inspect the internals of the boilers, tanks, and pipes. Our vendor was impressed. We had the cleanest pipes he had seen in Tucson. We attribute this to our hot water filtration system, installed two years ago. As we reviewed our plumbing bills for last year, repair of waterlines was substantially reduced. This investment in new technology is paying off.

Since our last report, we have had two over-flowed sinks. We inspected the sewer and there was no sign damage either time. Just tenants not being careful what they put down the drain. While sewer line clean-outs are now code – they were not in 1973 when Las Colinas was built. Over the last 15 years we have installed clean-outs and cleaned the sewer lines. Later this week we are scheduled to add a clean-out between Buildings 1 and 2. We will be approving that tonight.

IV. Crime Report

Postponed again due to COVID. Yesterday there was a Status Conference on the upcoming trials of Jason Price on the arson and assault on the SWAT Team charges. The Judge vacated the April and May trial dates that many of us had received subpoenas for. The Courts are not anticipated to be holding the full jury trials Jason has requested until the fall of 2021. Until both trials are complete, Price remains in jail with no hope of bond or release. He is facing 55 years in prison, if convicted on all counts.

The new locks on the laundry room doors and laundry machines are working, We have had no further thefts. People have been good about locking the dead-bolts, just as we lock the dead-bolts to our homes.

V. New Business

A.) A motion to approve the Board Resolutions attached, authorizing the Board to negotiate financing with Bank of the West, and sign the loan documents was made by John Saputo and seconded by Andrea Schwimmer. (Signed Board Resolutions attached.) The motion passed unanimously.

B.) A motion to approve \$5,000.00 for the Bldg 1 & 2 clean-out was made by KT and seconded by AS. The motion passed unanimously.

VI. Set Next Meeting

March 2nd, April 27th, May 25th, June 22nd, July 20st,
Aug. 17th, Sept. 14th, Oct. 12th, Nov. 9th

The 2022 Annual Meeting is 10:00 a.m. Saturday, January 15, 2022.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously.