

Las Colinas

Condominium Owners' Association, Inc.

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

**Las Colinas Condominium Association
November Board Meeting
November 12, 2020
7:30 p.m.**

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

III. President's Report

The President announced that the first two new boilers are running beautifully, and we are getting ready to order the third one, for installation in mid-January. The dues increase will pay for the new boilers and the upcoming improvements. The increase does not take effect until January 1st.

As you know we dread dues increases – which is why we have not had one since 2007. We were so happy to have the solar option pop-up, which can off-set almost half the increase for most people. This is money the owners will save on their TEP bills, it does not effect the dues increase, which we need for long-term Las Colinas improvements. For those of you who are new, this Board has worked very hard to avoid special assessments and dues increase. While no one sees the future, we do not anticipate another increase for quite some time.

We have been looking at solar options for years. Each time we have been frustrated by some barrier to success – financial or technical. While the Association's electricity bill is less than 5% of the monthly budget, small improvements are important.

This solar option expands beyond the Association's electrical requirements – to provide a solar option to the Las Colinas Owners. The Association is buying commercial-grade solar panels, placed on our roofs. For participating owners, an allocation of panels is connected directly to individual TEP meters. As the panels generate power – your meter runs backwards. When it is dark, TEP operates as your battery back-up providing energy back to you. At the end of the year if your panels have generated more power than you used, TEP sends you a check.

To start somewhere, each participating owner will be allocated panels that will generate enough power to cover the first \$65.00 a month of your TEP bill. Months under that usage will have energy roll-forward. If your usage exceeds the power you have generated, only then will your statement from TEP show a balance due. We also have a ½ size allocation, for smaller Units of \$32.50 month of the TEP bill for a \$20.00 payment. By committing this year, the Association will be able to pass through tax credits to the Owners. The representative from Saguaro Solar is here with us to answer questions.

It is time to prepare for the Annual Meeting and election of the Board in January 2021. As called for in our governing documents, I have asked the Board Secretary to prepare a slate of candidates. She has submitted that for tonight. I am happy to report that all of the current board members are returning for another tour of duty. The announcement of the upcoming election will be sent out soon, which includes the opportunity for additional nominations.

IV. Crime Report

We are happy to report the promotion of the head of Eastside Under-Cover to Midtown Sargent! He arranged for a smooth transition to the new Under-Cover team we will be working with.

The Jason Price Settlement Conference was held via ZOOM. That was interesting. We participated with Association Counsel. Price remains in jail with no hope of bond or release. He is facing 55 years in prison, if convicted on all counts. Once again he refused the Prosecutor's plea deal. Trial for the arson in April, and the assault on the police in May.

V. New Business

A.) A motion to accept the Board Secretary's slate of Officers:

John Saputo, President (JS)
Katherine Trimm (KT)
Robert Priervo(RP)
Michelle Leon (ML)
Andrea Schwimmer (AS)

was made by JS and seconded by AS. The motion passed.

B.) A motion to authorize the Board to negotiate a deal for solar panels with Saguaro Solar and finance their acquisition was made by KT and seconded by JS Conner Dowd, Regional Sales Manager for Saguaro Solar was on hand to answer questions. The motion passed.

VI. Set Next Meeting

The 2021 Annual Meeting is 10:00 a.m. Saturday, January 16, 2021.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously.

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1600 N. Wilmot Road
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Las Colinas Condominium Association

October Board Meeting

Oct. 13, 2020

7:30 p.m.

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

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

III. President's Report

Our second new boiler for Bldg 19 came up smoothly in less than one day. The utility bills are in on the first of the new boilers, Bldg 29, and out performing our expectations. The third and final new boiler, which serves the upper pool area, will be put on order next.

Those of us who have replaced our windows enjoy the quiet, the energy saving, the excellent security. If you have not yet upgraded your windows - now may be the time. We have found a contractor who provides windows and installation meeting the Association's requirements. Prices are reasonable again for quality windows – double pane, installed, for as low as \$300.00 each. Remember, you must get replacement of windows and door approved, first. Contact Katherine for details, 390-2310.

This month the Board will vote to approve the 2021 Budget, of \$606,000.00, which includes a 20% increase for projects such as: the new boilers, re-paving the parking lot, painting the parking structures, maintain the roofs, replacing the old brown shingles. The owners divide the expense, so this increase will increase the dues effective January 1, 2021. This will be the first increase since 2007. As provided in the CC&Rs, dues are apportioned based on square footage of the unit.

<u>2007 Dues</u>	<u>to</u>	<u>2021 Dues</u>
\$ 103.98		\$ 124.78
\$ 139.82		\$ 167.79
\$ 140.27		\$ 168.33
\$ 166.37		\$ 199.65
\$ 180.53		\$ 216.64
\$ 208.41		\$ 250.10
\$ 220.36		\$ 264.44
\$ 230.53		\$ 276.64
\$ 248.43		\$ 298.12

A notice will be sent to the owners advising them of the change of the dues amount effective January 1, 2021. For those of you who have washer driers, add an additional \$10.00 per month.

The stars may have finally aligned. We have been looking at solar options for years. Always frustrated by some barrier to success. More research to be done, but stay tuned for updates!

Next month we will be preparing for the Annual Meeting and Election of Board members. The Board Secretary will present the slate of Candidates, and there will be a call for nominations of those members in good standing, who have attend at least 5 meetings this year.

IV. Crime Report

Jason Price remains in jail, without bond, until the completion of his criminal trials projected to be next May. He is facing 55 years in prison. He was offered 12.5 years, with restitution of the \$175,000.00 damages to victim Las Colinas. He requested a Settlement Conference to try to negotiate a better plea deal with the Prosecutor. The Association's attorney will be attending this conference next week. It is possible Jason will agree to a deal, but it seems unlikely.

V. New Business

A.) A motion was made to approve the installation of a metal security door, in white or foxtail, for Unit 248, subject to our guidelines was made by KT and seconded by RP. Motion passed.

B.) A motion was made to accept the 2021 budget of \$606,000.00 by JS and seconded by AS. Motion passed.

VI. Set Next Meeting

The remaining schedule for 2020 is: Nov 10.

The 2021 Annual Meeting is 10:00 a.m. Saturday, January 16, 2021.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

All motions passed unanimously.

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
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Las Colinas Condominium Association
August Board Meeting
August 18, 2020
7:30 p.m.

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

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

III. President's Report

There was no meeting for July. Masks and/or face shields are required for this meeting, along with social distancing. Our efforts in protecting our Community have been successful so far. We have not had any reported COVID cases here. While we did lose several members of our Community this summer, COVID did not play a role until after they were in medical facilities elsewhere.

We were very sad to lose long time friends. Janet and Bob Eldridge passed away two weeks apart. A lovely, loving couple. They are survived by their son, who is an owner here. Our love to him and their family. Rebecca Woodward came here from Texas and loved her time at Las Colinas. Unfortunately long term medical issues took her from us too soon. Sergio Cuellar, a past Board member, also passed away after a long illness. His extended family has been here, and we have so taken comfort in their presence.

This has been the worst summer in memory for brutal heat. The heat takes its toll on the Common Area, as well as all of us. The big storm resulted in only two reported roof leaks. The roof professionals we rely upon came out the next day, inspected, and made repairs. We were so grateful for their quick response. Neither of the leaks were actually the roofs! One was a clogged scupper, and the other was a leaking window. Although there were reports of wind damage all over town, we did not have anything we couldn't fix ourselves.

The other big expense in the summer is broken hot water lines. Since we installed the new water treatment systems, that filters the hot water – we have not had a break. This is amazing good news. However, we have had sewer line repairs. We got a report of a backed-up tub that disclosed a blockage in the drain.

Another summer challenge is the pools. The heat destroys the chlorine and make it a challenge to keep it in balance, even with the special buffered tabs. Despite the heat and the storms, we have kept the pools in balance and passed our inspections with flying colors.

The router in the Upper Pool laundry room that allows the use of card processing failed during the power outage that took the power out across the Eastside. Fortunately Robert was able to re-program the router and reset it. In this time of quarter shortage, card processing is good to have. If you need quarters, our bank, Bank of the West has them available.

The new boiler for Bldg 29 was installed and is up and running. The boiler for Bldg 19 is on order and expected to install in mid-September. We inspected and saw the same signs we saw with Bldg 29's boiler. That boiler has not started to fail yet. Fingers crossed we can get the new one in first. We are inspecting the Upper Pool boiler every month for signs of stress. As soon as we see a problem, we will put it's boiler on order.

The new boilers have a 6 to 8 week lead time. Their installation is a big project. The gas, water, electric, and filtration systems have to all be hooked up. There are pumps that circulate the water through out the property that have to be sized and installed.

The new boilers are manufactured in California and parts are available in Phoenix. These are the most reliable boilers that Oracle installs. We noticed they came with filters on the gas line and the air intake. The coil is a brass alloy, which while not as efficient as the stainless steel ones we had, is more durable. Moreover, the coil can be lifted out and replaced.

The Fire Marshall arrived and advised us that the trees lining our side of the road to Monaco needed to be trimmed, as they were scrapping on the fire trucks. This is the problem with desert trees in an urban setting – they cause damage! Damage to roofs. Damage to water & sewer lines. Damage to buildings. These particular trees were already slated for removal. It costs thousands of dollars to remove them safely to protect our property. We have begun adding friendly trees in that area.

The beginning of May we had funds budgeted for the projects we approved – the termite treatment and the replacement A/C. We were not expecting the boiler issues. We have tapped the Reserve for the funds for the boiler and sewer line replacement. As you may recall, we identified replacing the boilers as one of the capital projects that would be funded by the dues increase starting in 2021.

IV. Crime Report

Remember the picture we posted back in 2014 of criminals who were looking up at the camera as they tried to steal our quarters? The caption said, “Are those cameras real?” Yes, they are real. Well, one of them is out of prison so soon already, and was interrupted trying to break-in to one of our shops. He is back. So, keep your car doors LOCKED. Be aware.

V. New Business

A.) A motion to affirm \$16,000.00 for a replacement boiler for #19 was made by KT and seconded by ML. Motion passed.

B.) A motion to approve \$16,000.00 for a replacement boiler for the Upper Pool boiler room was made by KT and seconded by ML. Motion passed.

C.) A motion to affirm \$6,200.00 to replace an obstructed section of sewer-line in Bldg 20 was made by KT and seconded by RP. Motion passed.

D.) A motion was made to approve the installation of a clean-out in Bldg 20 to maintain that sewer-line for \$2,850.00 by KT and seconded by RP. Motion passed.

E.) A motion to affirm \$900.00 to replace the lower pool sand filter was made by KT and seconded by RP. Motion passed.

F.) A motion to affirm \$1,800.00 for tree trimming to clear the road to Monaco from obstruction of the fire trucks was made by KT and seconded by ML. Motion passed.

VI. Set Next Meeting

The schedule for 2020 is: Sept 15, Oct. 13, Nov 10.

The 2021 Annual Meeting is 10:00 a.m. Saturday, January 16, 2021.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

All motions passed unanimously.

Las Colinas

Condominium Owners' Association, Inc.

1600 N. Wilmot Road
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Las Colinas Condominium Association

June Board Meeting

June 23, 2020

7:30 p.m.

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

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

It is good to all be together in this challenging time. Whatever our problems, this remains an oasis of calm and safety in the storm.

Summer is our most challenging time of the year. We have the most demands on our time as the pools and grounds demand the most care. We have the monsoon preparations to protect the buildings. And the extreme heat stresses all the components of the property. This is when things are most likely to break. We dread the Memorial Day Weekend. Even though we had double checked everything going into that weekend. Even though it was a week early this year... The property's most reliable boiler that provides hot water to the back of the property from Building 29, went down and as Robert spent the weekend bringing it up, until it finally refused to re-light.

Meanwhile, the router in the 29 laundry room that allows the use of card processing also failed, and would not reset. The router was under warranty and we were able to get it replaced fairly fast.

However, the boiler was over ten years old and out of warranty. Turns out it was the major component of the boiler that unexpectedly failed. This boiler has a coil of stainless steel tubes that allow the water to be heated very efficiently. Back when we were evaluating replacements for the previous boilers, we had a series of meetings where we evaluated a number of options. We selected the most energy efficient option, as energy costs are rising and a major cost. Our choice of boiler saved us at least \$30,000.00 at least on our gas bill over the last decade. That is significant enough to more than "pay for" one of the boilers. However, very sophisticated computerized systems have more components to fail. That made maintenance has been more of a challenge.

Oracle tried to repair the coils by welding the little cracks, but it did not work. Fortunately they had a used boiler that they could lend us until we can get a replacement in. That has provided hot water to the back of the property since. (That is the same Oracle that handles our A/C. They also handle boilers.)

So this raises two issues. First, we need a boiler for the back of the property. We asked what most of their customers are using? They made a recommendation of a vendor they have found to be very reliable. They use a simpler technology, that while more efficient than what we rejected ten years ago, is not as efficient as what we have now. The bid for a replacement boiler they recommended, including installation was \$16,000.00 plus tax. With a lead time of 6 weeks, we thought it in the best interest of the Community to put it on order. (This was boiler that someone else replaced because it was inefficient and about to die. The temporary boiler raised the bill for that meter over \$100.00 for two weeks - in the summer. This is NOT the same type as the replacement boiler we have on order.)

The second issue is the other two boilers. Was what happened a fluke? Or will we lose the other two? Preliminary inspection does not show signs of failure. However, we will be bringing both boilers down for a detailed inspection. They will only be down for about 3 hours. If we see the sign we now know to watch for, which is interior cracks, then we know we must get replacement boilers on order, ASAP. Because it will be a race to get the new boiler in before the old one fails. (Meanwhile, we have added to our replacement parts collection by harvesting the dead boiler.)

That was not all... A backed-up sink revealed upon inspection, a cracked sewer line. It turned out we had 30 feet of sewer line to replace, under concrete, asphalt, and caliche'. Paublo had to break it out - inch by inch. As temperatures climbed to 107 degrees. Thanks everyone for your cooperation as we had to clear the parking spaces!

Oh, and during all of this we observed a leak in our water treatment system in Building 29. The vendor looked at the photos we sent and brought parts to repair. Still leaked. Brought different parts. Still leaked. Still working on that. It is under warranty. Knock-on-wood, but we have not had a hot water-line break since we have had it. And that was only May.

The beginning of May we had funds budgeted for the projects we approved – the termite treatment and the replacement A/C. We were not expecting the boiler issues. We have tapped the Reserve for the funds for the boiler and sewer line replacement. This will leave \$52,000.00 in the Reserve.

IV. Crime Report

Jason Price was ruled competent to stand trial. He rejected the State's Plea Agreement where he was offered 12 ½ years and restitution for guilty pleas to both the arson and the assault upon the police. He now faces 30 years on the arson & related felonies, and then an additional 25 years on the police assault and related felonies. He turned 48 years old in jail, and is now looking at 55 years in prison.

Since he declined to plea, both criminal cases are scheduled for trial. COVID has delayed the Court calendar. The arson trial is scheduled to start May 6, 2021. He assault trial is scheduled for the following month. Many of you expressed interest in attending the trial, or making statements at the sentencing. We will keep you posted.

An advantage of COVID has been decreased criminal activity. However, it is important to keep your cars locked and stay vigilant.

V. New Business

A.) A motion to affirm \$1,340.00 for attempt to repair the boiler in building #29 was made by KT and seconded by ML. Motion passed.

B.) A motion to affirm \$4,800.00 for installation of a temporary boiler to provide hot water for the Units served by the #29 boiler was made by KT and seconded by AS. Motion passed.

C.) A motion to affirm \$16,000.00 for a replacement boiler for #29 was made by KT and seconded by ML. Motion passed.

D.) A motion to affirm \$6,00.00 to replace 30 feet of sewer-line along the north side of Building 12 was made by KT and seconded by AS. Motion passed.

VI. Set Next Meeting

The schedule for 2020 is: (July cancelled) Aug. 18, Sept 15, Oct. 13, Nov 10.

The 2021 Annual Meeting is 10:00 a.m. Saturday, January 16, 2021.

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

May Board Meeting

May 26, 2020

7:30 p.m.

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

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

III. President's Report

The April Board Meeting was cancelled due to COVID. We are glad our Community is staying safe. Thank you all for taking precautions. We are having the May meeting in a sanitized Clubhouse, practicing social distancing. As part of safety, we are signing in attendees and calling roll to confirm attendance.

We know of no cases of COVID here at Las Colinas. It has been stressful for many people, but we are grateful to have a beautiful place to walk, and our neighbors and friends to talk to. Times like this we appreciate our Community as people passed out supplies like sanitizer and toilet paper, and went to the store for their neighbors. Thank you everyone! We are blessed to have each other.

The rock installation continues. We are loving the rock. New plants went in along the South side – give them 2 to 3 years and that area will be lush like the rest of the property. We also added four additional Jacarandas, (lavender blue trumpet flowers) and three new Japanese maples. The new benches are under the oak tree in the entry area.

This year Hamed re-coated both the pool decks with a beautiful new product, cleaned the furniture, and coated the coping. We have depth-marker ropes that will be going in as well. The pool pumps were re-built. Just as Hamed was working to re-open the pools, after the Governor's mandated closure, the hoses needed to be replaced. So, that happened as well. Everyone was so excited to be enjoying the pools again.

With COVID, our neighbor, The Saddlehorn, closed and we put the joint fencing project on hold.

Summer is here. The new Clubhouse A/Cs is installed. Last month we passed the inspection requirement for new A/C installations. Back east Homeowner Associations require the use of approved vendors. Given the thousands of dollars of damages done to common area property, as well as innocent neighbors, we are considering such a mandate here.

After ten years, the boiler in Building 29 was always the good one. Recently there have been a series of problems that we have fixed, only to have a different one pop up. Thought we had this all behind us for the Memorial Day weekend. No such luck. The boiler went down and was brought up, repeatedly, until finally nothing would re-start it. Robert spent Memorial Day tearing down the boiler, cleaning, and rebuilding it. Still would it not come up. The other two boilers are just heating away this whole time. We are evaluating our options for repair or replacement.

We just completed the property-wide termite treatment for \$9,600.00, which renews our warranty for five years. The entire property is treated and then annually inspected. If you suspect termite activity, they will inspect and re-treat if required. Call the office if you suspect pests of any kind. Your dues include monthly inspection for the entire Common Area and treatment as required, plus the man-holes and treatment for sewer roaches. In addition we have a corporate account for bee removal, that provides after-hours and weekend service. Call if you suspect a hive. We maintain mosquito traps as well as fly traps. When this Board took control, there was no termite treatment for wood-frame buildings, and it was the Wild West for all pests. It is only two words on the financial report, but you see all that controlling pests encompasses for our quality of life.

IV. Crime Report

COVID has delayed the criminal and civil proceedings against Jason Price. However, the Courts are resuming normal activity June 1, 2020. The competency evaluation hearing was delayed from March 31, 2020 to June 2nd. Both the criminal and civil proceedings are on hold, pending the results of that hearing. Many of you expressed interest in attending the trial, or making statements at the sentencing. We will keep you updated.

An advantage of COVID has been decreased criminal activity. However, it is important to keep your cars locked and stay vigilant.

V. New Business

A.) A motion to affirm a budget of \$3,000.00 for rocks, supplies & help was made by KT and seconded by ML. Motion passed.

B.) A motion to affirm a budget of \$2,500.00 for pool deck re-coating & repair was made by KT and seconded by AS. Motion passed.

C.) A motion to affirm \$1,000.00 for new plants was made by KT and seconded by ML. Motion passed.

D.) A motion to affirm \$9,600.00 for property-wide termite treatment, and 5-year warranty was made by KT and seconded by AS. Motion passed.

E.) A motion to affirm \$1,500.00 for boiler parts was made by KT and seconded by RP. Motion passed.

F.) A motion to approve a W/D installation for Unit 417, subject to our rules was made by KT and seconded by ML. Motion passed.

VI. Set Next Meeting

The schedule for 2020 is: June 23, Aug. 18, Sept 15, Oct. 13, Nov 10.

The 2021 Annual Meeting is 10:00 a.m. Saturday, January 16, 2021.

VII. Homeowner Input (two minute limit)

VIII. Ajourn

All motions passed unanimously.

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1600 N. Wilmot Road
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Las Colinas Condominium Association

March Board Meeting

March 3, 2020

7:30 p.m.

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

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 announced the results of the election. The Board is happy to be returning to continue the course we have set. Thank you for your trust and support.

We have begun work on projects for 2020. The irrigation was installed on the South side entrance last fall and we will be adding the new plants as it warms up. Century Link completed their work and have now returned to help repair the damage to the common area along Wilmot. They have already repaired the sidewalk and filled the pot hole by the front entrance. They have agreed to reimburse us for the 24 tons of decorative rock and are helping us to get it laid. It is important to clear the ground of old rock and weeds, then lay felt, before spreading the rock. The use of cloth/felt allows the water to penetrate the soil, protecting the roots of our plants, and conserving water; while preventing weeds. So, it is important to do a quality of job. It takes 12 tons of rock, one truck load, to cover 1,000 square feet – about the area of the average condo.

We also had 12 tons of edging rock delivered to edge the grassy areas. We were very happy to find rock that was the right color. We also ordered new benches for the entry area.

Paublo is preparing to plant the summer grass. The year-around grass we tried did not work, which was huge disappointment. Next winter we will be returning to the winter rye. Fortunately it was a mild winter and the plants took very little damage.

This year we are also going to be re-coating the pool decks. Our supplier has a new product that keeps the decks cooler. These are all projects that will make the property more attractive.

Back in 2003, our neighbor, The Saddlehorn, proposed to install a fence. Month after month the then Board could not decide to say, "Yes." The offer was withdrawn. For many years we have wished there was fence. A fence would eliminate traffic trying to cut across our property. It would eliminate criminals using the parking lot next door to stage thefts. It closes off that escape route. We have looked at costs and various options. Last fall we evaluated using 6 foot pre-made hardwood panels secured to 4 inch posts as a sturdy and attractive solution. (These are larger panels, but like the ones we are using as replacement fence on patios.)

Summer is coming – time to talk about A/Cs. Remember last year we had a presentation on impact of the new refrigerant. The CC&Rs provide the Association with the exclusive management of the Common Area, which includes the roofs and space between the walls. It is required to get approval for work to be done on our roofs and common area space – THIS INCLUDES THE INSTALLATION OF A/C units.

There have been too many problems with contractors damaging the Common Area roofs. Further, damage or improperly installed condensation lines can cause thousands of dollars in damages to neighboring Units. Of course when the damage is discovered – the contractor is no where to be found. When done prior to sale – the responsible owner is likewise – gone. So why should the Association, and neighbors, be left with the bills for the damages?

How to prevent this? The Association requires a copy of the scope of work from the contractor, proof that they are licenced, and we are going to add an inspection fee of \$200.00, included with the application.

Fortunately we have had a break in plumbing repairs. However, we got a call of a slow drain and back-up into the sink. We like to know about those problems. Most of the time we can inspect and clear the line. Occasionally, there is a more serious problem. Last week we discovered a connection from the bathroom sink was broken underground. That is being repaired by the Association. Please call with hot floors, mystery water, or slow drains – as there may be a problem that needs to be addressed.

We passed our annual back-flow test with flying colors. No repairs needed this year.

IV. Crime Report

Two men were arrested for the homicide that occurred on our property Nov. 20, 2019. One man was taken into custody on December 6th, and the second on December 12th. The video footage from our cameras was very helpful to law enforcement. As we believed at the time, the crime was not connect to our property. The same men were also arrested in a second shooting that happened two hours later at the Eegees on Campbell. (The second victim survived.)

We are so very grateful to law enforcement for the excellent job they do keeping us safe. We believe the criminal associates of the homicide were arrested last month as a result of the continued investigation. We have observed a noticeable decline in criminal activity since then. There are ongoing investigations – and we continue to be very helpful. We appreciate all of the many members of our Las Colinas Community that participate in our neighborhood Watch activities. As the Deputy County Attorney for neighborhoods told us many years ago, law enforcement knows the crime and the criminal – you know where they live. Community policing is just so successful.

Jason Price was re-arrested by the SWAT Team and charged with four more felonies, including assaults on the officers. As a result of being re-arrested, he is now being held with out bond. That means he can not be released until after the second round of criminal charges is resolved. So, we are safe.

The trial on the arson, and related 5 felonies, was scheduled for March 24, 2020. However, Price was referred for a competency evaluation. That hearing is March 31, 2020. Both the criminal and civil proceedings are on hold, pending the results of that hearing. Many of you expressed interesting in attending the trial, or making statements at the sentencing. We will keep you updated.

Please be sure to keep your cars doors locked. Neighborhood Watch members have observed a lone male walking through our property casing cars and spooked him off. As long as there are drug-addicts looking for money for a fix - this is going to be a problem. We just have to stay vigilant.

V. New Business

A.) A motion was made to approve a budget of \$5,000.00 for security fencing, including the northside along the Saddlehorn parking lot by KT and seconded by AS. The motion passed.

B.) A motion to approve a budget of \$6,000.00 for the Clubhouse A/C was made by KT and seconded by RP. The motion passed.

C. A motion to approve an A/C inspection charge of \$200.00, to accompany application for replacement of HVAC systems was made by KT and seconded by ML. The motion passed.

VI. Set Next Meeting

The schedule for 2020 is: April 28, May 26, June 23, July 21, Aug 18, Sept 15, October 13, Nov 10.

The 2021 Annual Meeting is 10:00 a.m. Saturday, January 16, 2021.

VII. Homeowner Input (two minute limit)

VIII. Adjourn

All motions passed unanimously.