

# ***las Colinas***

***Condominium Owners' Association, Inc.***

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

## **Las Colinas Condominium Owners' Association**

### **October Board Meeting**

**Oct. 10, 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 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 reported that the summer is still not over. We had a hot water line break outside of the building 19 boiler room around noon. Paublo got it dug up. Our plumber, who had work the previous day at Las Colinas on a variety of small problems, and then over-night on a Costco emergency, came straight over to repair our hot water line. Turns out the break was actually an elbow – under the asphalt – under a dumpster! Our trash services company dispatched a truck to move the dumpster within minutes. Fortunately we had the parts. And were back up by the end of the day. Usually we are done with hot water lines by October.

Last month the upper pool was closed to get the light replaced. This month the pump for the lower pool went out. Without proper filtration, we had algae develop. We killed the algae, and arranged for the replacement of the pool pump and filter. The new pump works great! However, the pressure exposed weakness in the chlorinator lines, which leaked and had to be replaced. We got the pool rebalanced, but the dead algae continued to make the pool cloudy. Vacuuming merely runs the water through the sand filter, which is not designed to remove it. We had our pool servicing company come out and removed the dead algae. They were impressed with the condition of our pool. The pool has been re-opened. We were hoping to be able to wait a month or two before we replaced the light, but it is coming loose, so we will be doing that soon. Pools are black holes for money - about \$8,000.00 this summer.

Unit 196 is headed to foreclosure. The heirs did not open probate. We were granted an Emergency Hearing, and the Judge named us as Special Administrator for the sale of the condo. It will be listed this week. It is a lot of work, but better than the alternative, cleaning up the messes created by banks.

We were hoping to turn our attention to projects, but as you can see, no such luck. As we discussed earlier this summer, we had a 50% increase in the value of our property, for a total replacement value of 35 million. We have a \$25,000.00 deductible and have done what we could, but our premiums increased by \$4,000.00 per month starting August 1<sup>st</sup>. That is \$20,000.00 by the end of the year. The increased construction costs and increased utility costs are something everyone is experiencing. We can't continue to make progress towards re-paving and painting without being able to increase the amount we have to work with. The budget requires a 20% increase. We pay it too. Some of us are on fixed incomes, just as some of you are. We hate it. But, we have a responsibility to you all to maintain the property.

#### **IV. Crime Report**

We heard the police had arrested the car thief from last month. Good work! This month we have had a lot of trespass calls for drug-addicts coming onto the property. Typically they are nice about leaving. But they do steal, damage our property, and leave their dirty needles and trash behind for us to clean up.

#### **V. New Business**

A.) A motion to affirm \$5,400.00 to replace the pool pump and filter was made by KT and seconded by RW. The motion passed.

B.) A motion to approve the budget for 2024 was made by JS and seconded by AA.

**VI. Set Next Meeting**

Tuesday nights at 7:30 in the Clubhouse: **11/7**

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

**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 Owners' Association**

### **September Board Meeting**

**Sept. 12, 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 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 August minutes were read and approved.

#### **III. President's Report**

The President reported that this has been a very long summer. It is a big challenge to keep the pools in balance during extreme heat and storms. However, if the pools do not test within the legal limits, by law we have to close them as they are re-balanced. The light in the upper pool went out and we have Economy Pools coming tomorrow to replace the entire fixture, updated to LED lighting. The light in the lower pool, while still working will be replaced this fall.

Unit 196 is headed to foreclosure. The heirs did not open probate. The Association is working with the heirs on an Involuntary Probate in our capacity as a secured creditor. This allows us to secure and protect the property from criminal activity.

Summer is always our hardest time of the year, for “mystery water”. This weekend we got a mystery water call. First, there was a clogged toilet with a blown-out toilet seal that leaked through the ceiling below. We fixed that. Then further inspection revealed and improperly installed HV/AC unit with a leaking condensation line, also contributing “mystery water”. (And a great example of why contractors not approved by the Association always leave expensive messes behind for us to clean-up. Every, single time.) Finally, we found, in the same area, in the concrete foundation, an improperly wrapped water line from time of construction in 1973. This problem is not one we have seen before, and could not be seen until the concrete was jack-hammered away from the site. We appreciate our plumber coming out on Sunday to help us.

#### **IV. Crime Report**

We had a stolen car. Video showed a white male with a limp walking in and taking the car about 6 am on Sunday morning. It appeared he had a younger female acting as look-out. It looked like he was checking out older cars on the property. Older cars are easier to steal – so that is why they are targeted. Unfortunately, this one was unlocked. So be sure to lock your cars. Luckily, the car was abandoned and found by the police, who returned it to the owner.

In the front we have reports of porch pirates stealing packages. This is frustrating issue, since they can wander in off the street.

#### **V. New Business**

A.) A motion to approve \$2,800.00 to replace the light fixtures in both the upper and lower pools was made by KT and seconded by RW. The motion passed.

B.) A motion to approve requests submitted to the Board for: HV/AC according to our rules, installed by Oracle, for Units 289, 305, was made by KT and seconded by AA.

#### **VI. Set Next Meeting**

Tuesday nights at 7:30 in the Clubhouse:

**10/10, 11/7**

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

#### **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 Owners' Association**  
**August Board Meeting**  
**August 15, 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 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**

The July minutes were read and approved.

**III. President's Report**

The President reported that most of the storm damage from the July hail storm was repaired. The flashings were repaired on the two roofs, 3 and 22 that had wind damage. Also, the enormous branch off of a cyprus in front of the property was removed from the big cactus in front. Our roofing company will be back to repair interior drywall and loose aluminum siding on Bldg 24.

Summer is always our hardest time of the year, and we have been short handed. However, we have hired a replacement for our staff, who will be starting tomorrow. Welcome Daniel!

Unit 305 sold and closed. The past due amounts were collected, and came in handy to pay for the sewer line replacement and the two coupling repairs on the hot water lines. We are proceeding with the closing of probate for this estate.

We had our second failed hot water line coupling this summer, in front of Bldg 6. Fortunately, this was an easy one, and we had the water back on again in a little after noon.

While we are glad to not have a crime report again this month, we appreciate everyone being vigilant, as drug-addicts continue to come onto our property to engage in crime.

#### **IV. New Business**

A.) A motion to affirm \$ 2,000.00 for the repair of the coupling on the hot water line by Bldg 6 was made by KT and seconded by RW. The motion passed.

B.) A motion to affirm \$750.00 for removal of the cyprus branch and additional removal of storm debris from the roofs. was made by KT and seconded by AA. The motion passed.

C.) A motion to affirm \$640.00 for flashing repairs due to storm damage was made by KT and seconded by AS. The motion passed.

D.) A motion to approve requests submitted to the Board for: HV/AC according to our rules, installed by Oracle, for Units 305, 170, 242, and 263; approve a W/D hook-up by an approved plumber; and rental of a parking space by 166, was made by KT and seconded by AA.

#### **V. Set Next Meeting**

Tuesday nights at 7:30 in the Clubhouse:

**9/12, 10/10, 11/7**

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

#### **VI. Homeowner Input (two minute limit)**

#### **VII. Ajourn**

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## **Las Colinas Condominium Owners' Association**

### **July Board Meeting**

**July 18, 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 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**

The June minutes were read and approved.

#### **III. President's Report**

The President reported that the gutters we approved last meeting are done. Likewise the date palms were trimmed, and the rest of the palms are in the process of being completed. Last night the over-due monsoons arrived with the worst hail storm we have seen in Tucson. We are very glad for the preparatory work we had done. However, in a freak occurrence, the storm pulled an enormous branch off of a cyprus in front of the property, and threw it into our biggest cactus and then into Wilmot. The branch appears to have pulled the roof edge fascia loose. Water was reported traveling down the wall into the lower unit. Water was also reported leaking in to another pair of units. And we had one area where the drainage was overwhelmed and water ran into a ground unit. We helped remediate. We have already cleared all the drainage lines through out the property. Our roof company will be making repairs.



We received the final bill for the replaced 40 feet of sewer line, serving part of building 31. It was as we expected, \$10,000.00. Sewer maintenance is important. After the sewer line replacement, we had a hot water coupling fail and got that fixed.

As Executor for the estate of Unit 305, we made \$30,000.00 in repairs and put it on the market. In less than the average 15 days we received a full price offer for \$135,000.00. The debts will be paid out of closing, including the repairs and past due owed to the Association. Remaining funds will be returned to the heirs. This unit had extensive damage that needed to be addressed - and it turned out very well.

Hamed quit to work full-time at Monaco. We wish him well. Rebecca has her certification from the Health Department and will be maintaining our pools. Paublo has picked up the laundry rooms and recycles.

The Board received an Architectural request to add a window. Any modifications to walls, interior or exterior, require prior approval. This includes replacing HVACs, wrought iron, washer/dryers, shower conversions, windows, and doors. This is because the common area can be damaged. Damage is something the Association must prevent. We have had way too many problems with contractors who were happy to take your money – and leave the expansive clean-up behind.

We just got our annual insurance renewal. The good news is our property that was valued at \$24 million last year, is now valued at \$35 million, replacement cost. That is an average of \$140,000.00. But of course this includes the common area, blanket hazard with liability, and fiduciary coverage as well. As our value increased almost 50 percent. So did our premium. Yes, a \$4,000.00 per month jump. So we are looking at a 10% dues increase come January.

Speaking of insurance – our contractor will be returning to finish 257 next month. The permits were re-approved, but he had another project that he is wrapping up.

While we are glad to not have a crime report again this month, we appreciate everyone being vigilant, as drug-addicts continue to come onto our property to engage in crime.

**IV. New Business**

A.) A motion to approve \$10,000.00 for the replacement sewer line at Bldg 31 was made by was made by KT and seconded by AA. The motion passed.

B.) A motion to approve an addition window for Unit 216, subject to using an approved contractor was made by KT and seconded by AS. The motion passed.

**V. Set Next Meeting**

Tuesday nights at 7:30 in the Clubhouse:

**8/15, 9/12, 10/10, 11/7**

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

**VI. Homeowner Input (two minute limit)**

**VII. Adjourn**

# ***las Colinas***

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**Las Colinas Condominium Owners' Association**  
**June Board Meeting**  
**June 20, 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 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**

The May minutes were read and approved.

**III. President's Report**

The President reported that the roof work we approved last month is now complete, buildings 5 thru 7, 13 thru 18, 23 & 24, 29 shop and boiler rooms. Next week work starts on the gutters and drains. Tonight we are adding several more gutters to the list, which will be able to be completed before the monsoons come.

Both pumps have been replaced in the boiler rooms. These pumps circulate the water through our property. We also replaced a sensor on the # 29 boiler.

We replaced 40 feet of sewer line, serving part of building 31. Very pleased that the work went smoothly. There are so many utility, electrical and communication lines to work around. But while the sewer line was not broken, the pitch of the pipe had shifted and it was not draining as smoothly as it should. With four optional washers on that sewer the potential for back-ups was a concern. So, we laid an entirely new section of line and cut it in of replace the section of line that was out of alignment.

The light inside the lower pool went out, and needed to be replaced. The lower pool was closed for a couple of days until the light could be replaced.

Last month we were named Executor for the estate of Unit 305. Since then we did a major renovation on 305 and last weekend it went on the market for sale. The tile floor needed to be entirely removed and a new sub-floor added, along with new drywall. The damage to this unit was extensive and needed to be addressed.

#### **IV. New Business**

A.) A motion to approve \$3,000.00 for additional gutter repairs was made by was made by KT and seconded by AA. The motion passed.

B.) A motion to affirm \$850.00 for sensor replacement on the Bldg 29 boiler was made by KT and seconded by RW. The motion passed.

#### **V. Set Next Meeting**

Tuesday nights at 7:30 in the Clubhouse:

**7/18, 8/15, 9/12, 10/10, 11/7**

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

#### **VI. Homeowner Input (two minute limit)**

#### **VII. Ajourn**

# ***Las Colinas***

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## **Las Colinas Condominium Owners' Association**

### **May Board Meeting**

**May 23, 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 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**

The March minutes were read and approved.

#### **III. President's Report**

The April meeting was cancelled. Spring is very hectic as we have many pre-monsoon projects to do. The biggest one is roof work. Yesterday, Burlavin started on this spring's round of roof work. Buildings 5 thru 7, 13 thru 18, 23 & 24, 29 shop and boiler rooms, plus a number of gutters and drains. It is important to maintain our investment in our roofs. I will note the leaks are almost never the roof itself, but the seam with the parapet wall, or an unsealed down spout, or unsealed conduit. It is seeing and sealing potentials for leaking that makes Burlavin so good at this.

Other projects include replacing the pumps at two of the boiler rooms. Those pumps are pumping water for thousands of feet, 24/7.

In preparation for monsoon, we had our roofs, gutters, and down spouts cleaned. We also had our big trees maintained. We had last done that over a decade ago and it was time to clean-out dead branches for the health of trees. The palm trees will be trimmed again soon.

Sewer line maintenance is an important and on-going (never ending) part of maintaining our property. Most of time a slow drain is just hair or a bad disposal. But there are times where something else is occurring. A back-ed up sink revealed a sewer line that had been lifted by a tree root. Not invasive, just grew under the line. The solution is to cut and cap that section of line and re-run it. We are in the process of doing this.

We had a pool pump start leaking. Hamed got it rebuilt and replaced with new gaskets. We bought replacements for worn out equipment and chlorine for the season. Hamed renewed his license – only missing one question.

We took Unit 257 in litigation. The permits for repair are now four years old and had to be re-submitted and re-reviewed. They have all been re-approved and work will be starting up again, as our contractor's crew becomes available.

Monday we were named Executor for the estate of Unit 305. We did this before when an owner died and the family was not willing to open probate. The Association is a creditor, and therefore can petition the Court to probate the estate. We are fixing the unit up for sale. Contact Katherine for details.

Unit 198 was abandoned many years ago, leaving an unpaid debt to the Association. We are pleased that our own Paublo has purchased this unit that he was taking care of for us for so many years. The Association got paid the back dues. It is important to all of us that we take care of Las Colinas like we own it – because we do. Congrats Paublo.

Upcoming projects include replacing valves. This requires shutting the water off to the whole property for the day. Because our plumber has a pro-press, he can replace copper with out having to drain the entire system, as you do when you have to braise dry pipes. This saves thousands of gallons of water.

## **V. Financial Report**

We did not get a chance to do this last month. Tonight we approve the 2022 Financial Report. The good news is in the black again, and have already made our Reserve Budget for the year 2023 of \$105,000.00.

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## **VI. New Business**

A.) A motion to affirm \$54,404.00 for roofs and gutters was made by was made by JS and seconded by AA. The motion passed.

B.) A motion to affirm \$1,650.00 for roof and gutter cleaning was made by KT and seconded by RW. The motion passed.

C.) A motion to affirm \$2,850.00 for tree maintenance was made by KT and seconded by AS. The motion passed.

D.) A motion to affirm \$2,200.00 for pool supplies, equipment and repairs was made by KT and seconded by RW. The motion passed.

E.) A motion to affirm \$4,000.00 to replace the boiler pumps in Bldg 19 and 29 was made by KT and seconded by AS. The motion passed.

F.) A motion to approve the 2022 Financial statements was made by JS and seconded by AA. The motion passed.

**VII. Set Next Meeting**

Tuesday nights at 7:30 in the Clubhouse:

**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**

# ***las Colinas***

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1600 N. Wilmot Road  
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## **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**

# ***Las Colinas***

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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**

# *las Colinas*

*Condominium Owners' Association, Inc.*

1600 N. Wilmot Road  
Tucson, AZ 85712

## **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**