

MEETING MINUTES
Las Torres Home Owners Association
Home Owners 2019 Budget Ratification Meeting

Thursday, December 13, 2018 @ 10:30 am - Las Torres Unit# 301

ATTENDANCE:

Board of Directors

Leigh Tollefson, President (*live via FaceTime*)
Pam Dixon, Vice President (*absent*)
Debbie Robertson, Treasurer (*present*)
Pam Kaffer, Secretary (*present*)
Michael Moore, Member at Large (*present*)

Las Torres Home Owners:

No additional Home Owners were in attendance

I. Call to Order

- President Leigh Tollefson called to order the meeting promptly at 10:30 am

II. New Business

A. Appointment of Election Judge

Michael Moore was appointed as Election Judge, and as such was provided with:

- o Absentee Ballots from Las Torres Home Owners, as received via email
- o Ballot Tally form to compile responses and total same

B. 2019 Budget Discussion and Vote

- o 11 Ballots received - votes recorded
- o Results - 11 "Yes" votes - 0 "No" votes
- o Final Tally- unanimous approval by voting Home Owners
- o Motion to accept unanimous approval vote of Home Owners ballots ratification of the 2019 Budget Las Torres Community made byDebbie Robertson
- o Motion was seconded by Pam Kaffer
- o Vote: unanimously approved

III. Homeowners Forum

- o Updated information regarding contractors/projects for Las Torres:
 - Tree Doctors project scheduled for January 14 - 15
Las Torres Contact Persons for this project:
Jack Kaffer, Las Torres Landscape Committee Chairperson
Michael Moore, Los Torres Landscape Committee Member
Pam Kaffer, Las Torres HOA Board Representative
 - Coral Pools contract received 12-13-18
Las Torres Contact Person for this project:
Pam Kaffer, Las Torres HOA Board Representative
Contract signed & 50% deposit check sent to Coral Pools 12-13-18
Scheduling for project will be between 4-8 weeks from receipt of contract (approximately late January--early February)

- Progressive Roofing Meeting 12-13-18@ 10:00 am
Las Torres contact Person for this project:
Jack Kaffer, Las Torres HOA Board appointed representative
 Superintendent will inspect the 4 roofs with issues for
 Units #105 #302 #303 #503 ... report to follow
- APS Electric Company- Meeting 12-13-18@ 10:30 am
Las Torres Contact Persons for this project:
Jack Kaffer, Las Torres HOA Board appointed representative
Michael Moore, Las Torres HOA Board Member at Large
 Inspection of power issues with LT Unit# 501
 ... report & information will be received later this week
- Lawns by Les - Meeting 12-13-18 @ 11:30 am
Las Torres Contact Persons for this project:
Jack Kaffer, Las Torres Landscape Committee Chairperson
Michael Moore, Las Torres Landscape Committee Member
Pam Kaffer, Las Torres HOA Board Representative
 Review gravel & river rock installation....
 Contract will be sent via email regarding this project
 ... Discussion on Sundance Hill options:
 ... will receive this information later the week of December 17
 ... Trimming will begin after the first of the year in order to ensure
 the plants are in good shape due to the current colder weather
- **NOTE:** *With all of the above projects and maintenance situations,
 As these items are scheduled... notification will be sent in a timely manner to
 Las Torres Home Owners by the LTHOA Board to inform them that specific
 contractors will be onsite*

A. Discussion

- o No further discussion

B. Questions

- o No further questions

IV. Adjournment

There being no further business of LTHOA Board at this time, President Leigh Tollefson called for a motion to adjourn:

- o Motion to adjourn the December 13, 2018 LTHOA Board meeting was made by
 Debbie Robertson
- o Motion was Seconded by Michael Moore
- o Vote: unanimously approved
- o President Leigh Tollefson declared the meeting adjourned at 11:00am

Respectfully Submitted on December 15, 2018

Pam Kaffer
 Las Torres HOA Board of Directors, Secretary

Las Torres Community, Carefree, AZ — HOA Meeting ATTENDANCE — December 13, 2018

Las Torres Building 100's		SIGN-IN... Signature
___ # 101	Robert & Diane Luciani	
___ # 102	Lewis & Betsy Sternthal	
___ # 103	Sunny Wong	
___ # 104	Frantz & Lorayne Verheist	
___ # 105	Dorothy Rerich	
___ # 106	Bob & Leigh Tollefson	<i>Leigh Tollefson via Facetime</i>

Las Torres Building 200's		SIGN-IN... Signature
___ # 201	Eileen Swete	
___ # 202	Stephen Searle & Nan Boyle-Searle	
___ # 203	Maria Salinas-Hayes	
___ # 204	Jim Vaughn	

Las Torres Building 300's		SIGN-IN... Signature
___ # 301	Warren & Debbie Robinson	<i>Debbie Robinson</i>
___ # 302	Jack & Pam Kaffer	<i>Pam Kaffer</i>
___ # 303	Tom & Georgia Desmaris	

Las Torres Building 400's		SIGN-IN... Signature
___ # 401	Pam Dixon	
___ # 402	Kelly & Lynn Storla	
___ # 403	Jeff & Jane Daley	

Las Torres Building 500's		SIGN-IN... Signature
___ # 501	Leslie Hine	
___ # 502	Tim & Barb McFadden	
___ # 503	Diane Griffith	
___ # 504	Sherman Agins & Michael Moore	<i>Michael M. Moore</i>
___ # 505	Sara Rea Ray	

Las Torres Building 600's		SIGN-IN... Signature
___ # 601	Paul Archibald	
___ # 602	Mike Cresta & Tracy Barry	
___ # 603	Kris Strike	
___ # 604	Loraine Simons	

AGENDA
LAS TORRES HOMEOWNERS ASSOCIATION
HOMEOWNERS BUDGET RATIFICATION MEETING
2019 BUDGET

Thursday, December 13, 2018, 10:30 am, Unit 301

I. Call to Order

Per Arizona State Statute 33-1248 (AZ Condo Act): All meetings of the Association and Board of Director Meetings are open to all members of the Association or to any person designated by a member as a member representative in writing.

II. New Business

- A. Appointment of Election Judge(s)
- B. 2019 Budget Discussion and Vote

III. Homeowners Forum

This is the time for owners to comment or ask questions. Please keep in mind that no actions can be taken without being on the agenda, per the Arizona Open Meeting laws.

IV. Adjournment

NOTICE TO HOMEOWNERS 2019 BUDGET RATIFICATION MEETING

Thursday, December 13, 2019
10:30 am at Unit 301



Las Torres Homeowners Association
P.O. Box 2806
Carefree, AZ 85377
LasTorresHOA@outlook.com

LAS TORRES HOMEOWNERS ASSOCIATION 2019 BUDGET RATIFICATION BALLOT

use for Absentee or hand delivered vote

At the last Board of Directors meeting on November 13, 2019, the Board unanimously approved the proposed 2019 Budget (attached) to present to the Homeowners for ratification. Your monthly assessment will remain the same--**NO** assessment increase has been recommended.

Pursuant to Article 5, Section 2 of the Las Torres CC&Rs:

Within thirty days after adoption of any proposed budget for the Condominium Association, the Board shall provide a summary of the Budget to the Unit Owners. Any budget or amendment shall be ratified by the Unit Owners as set forth herein. The Board shall set a date for a meeting of the Unit Owners to consider ratification of the budget not fewer than 14 and not more than 30 days after mailing the summary. Unless at that meeting a majority of all of the Unit Owners reject the budget, the budget is ratified, whether or not a quorum is present. If a proposed budget is rejected, the periodic budget last ratified by the Unit Owners shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the board.

1. Please indicate below your approval or disapproval of the enclosed draft budget for 2019 by checking next to your vote.

_____ Yes, I approve and ratify the enclosed Draft 2019 Budget presented

_____ No, I do not approve or ratify the enclosed Draft 2019 Budget presented

In order for your absentee vote to be counted, it must be received by either mail at **Las Torres Homeowners Association, P.O. Box 2806, Carefree, AZ 85377** or emailed to **LasTorresHOA@outlook.com** no later than **5:00 pm on Wednesday, December 12, 2018; OR can be hand delivered to the Budget Ratification meeting.** Once cast, this ballot may not be revoked. This ballot may be cast only by the unit owner to whom it is issued.

Las Torres Community, Carefree, AZ — HOA Meeting BALLOT TALLY ... December 13, 2018

Las Torres Building 100's		BALLOT TALLY	
___ # 101	Robert & Diane Luciani	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 102	Lewis & Betsy Sternthal	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 103	Sunny Wong	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 104	Frantz & Lorayne Verheist	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 105	Dorothy Rerich	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 106	Bob & Leigh Tollefson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Las Torres Building 200's		BALLOT TALLY	
___ # 201	Eileen Swete	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 202	Stephen Searle & Nan Boyle-Searle	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 203	Marla Salinas-Hayes	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 204	Jim Vaughn	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

Las Torres Building 300's		BALLOT TALLY	
___ # 301	Warren & Debbie Robinson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 302	Jack & Pam Kaffer	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 303	Tom & Georgia Desmarais	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Las Torres Building 400's		BALLOT TALLY	
___ # 401	Pam Dixon	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 402	Kelly & Lynn Storia	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 403	Jeff & Jane Daley	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Las Torres Building 500's		BALLOT TALLY	
___ # 501	Leslie Hine	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 502	Tim & Barb McFadden	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 503	Diane Griffith	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 504	Sherman Agins & Michael Moore	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 505	Sara Rea Ray	<input type="checkbox"/> YES	<input type="checkbox"/> NO

Las Torres Building 600's		BALLOT TALLY	
___ # 601	Paul Archibald	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 602	Mike Cresta & Tracy Barry	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 603	Kris Strike	<input type="checkbox"/> YES	<input type="checkbox"/> NO
___ # 604	Lorraine Simons	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

2019 Las Torres Budget Ratification	BALLOT TALLY TOTAL	<u>11</u> YES	<u>0</u> NO
Ballot Tally Official: <u>Michael Moore</u>		<u>12-13-2018</u>	

2019 BUDGET for LAS TORRES HOA

INCOME	Year Amount
Assessments	\$ 98,700
Late and Other Income	\$ 200
Total Income	\$ 98,900
MAINTENANCE	
Maint and Repair-General	\$ 2,500
Sewer Maint	\$ 600
Roof Maint	\$ 750
Pest/Termite Control	\$ 3,300
Total	\$ 7,150
LANDSCAPE	
Landscape Service	\$ 22,200
Landscape Maintenance	\$ 500
Tree Maintenance	\$ 5,160
Irrigation Maintenance	\$ 500
Landscape Improvements	\$ 1,500
Total	\$ 29,860
POOL	
Pool Service	\$ 3,900
Pool Maintenance	\$ 1,800
Total	\$ 5,700
UTILITIES	
Electric	\$ 5,540
Water-Hum	\$ 2,000
Water-Pool	\$ 2,800
Water-Sun	\$ 4,100
Trash Disposal	\$ 3,120
Gas	\$ 2,750
Total	\$ 20,310
ADMINISTRATIVE	
Tax	\$ 50
Property Tax	\$ 3
Permits/Licenses	\$ 595
Annual Report	\$ 10
Insurance	\$ 7,200
Management Service	\$ -
Legal Services	\$ 4,800
Accounting Services	\$ 2,500
Office/Admin	\$ 300
lisc	\$ 22
Reserve Study	\$ -
Total	\$ 15,480
RESERVE CONTRIBUTIONS	
R&R Reserve	\$ 15,600
Ops Reserve	\$ 4,800
Total	\$ 20,400
Total Expenses	\$ 98,900