

FINAL MINUTES
LAS TORRES HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
Venues Restaurant Cafe, 34 Easy St., Carefree, AZ
Tuesday, March 6, 2018; 5:00 pm

Board of Directors present: Pam Dixon, Debbie Robertson, Leigh Tollefson
Kachina Management Co.: Mark Rounsaville
Homeowners present: Eileen Swete, Jack and Pam Kaffer, Georgia DesMarais, Jeff and Jane Daley, Diane Griffith, Barbara McFadden, Sherman Agins and Michael Moore, Loraine Simons

I. Call to Order 5:17 pm

II. Roll call/Establish quorum (51% or 13 members). Quorum established with 15 ballots returned.

III. Management Report/Review of Financials by Marks Rounsaville. Balance sheet, income & expense statement and 2018 Budget were presented (attached). A Homeowner questioned why the amount into the R&R fund didn't increase with the increase in the monthly assessment. It was explained that in order to change the percentage going into the Repair & Replacement account a two-thirds approval voted by the Homeowners needed to occur. The increased amount of our monthly assessments goes into the Operating budget.

IV. Approval of Prior Meeting Minutes (March 7, 2016). **Motion made by Barb McFadden (unit 503) to approve the Minutes as read; seconded by Debbie Robertson (unit 201). Minutes approved as read and accepted.**

V. President's Report (attached).

VI. New Business

A. Spa - discussion of expense to redo the spa to comply with Maricopa County mandatory requirements. Owners input relating to expensing this to our Repair and Replacement Fund or having a Special Assessment. Discussion ensued regarding enlarging the spa at the same time the spa jets are repaired. Citing close quarters and invasion of personal space for more than three people, it was felt that enlarging the spa would accommodate more people comfortably. Of the 17 people present (representing 11 of the units), the majority voted positively for an enlarged spa in an informal show of hands. Also discussed was the need to change the stair depths to a shorter and safer distance. A future Homeowners' Meeting will be scheduled to review bids, scope of work and options for covering costs.

B. Election of Board Members. Election Judge: Mark Rounsaville. (Nomination forms attached) Call for nominations from the floor. None tendered. **Motion to close voting of election 2018 made by Pam Dixon (unit 301); seconded by Michael Moore (unit 504). Motion passed unanimously.** Both Leigh Tollefson and Debbie Robertson were elected to the Board. **Motion to have the officers remain in the same Board positions made by Leigh Tollefson; seconded by Debbie Robertson. Motion passed unanimously.**

Positions and terms:

President - Pam Dixon (3 year) elected 2016
Treasurer - Debbie Robertson (3 year) elected 2018
Secretary - Leigh Tollefson (3 year) elected 2018

VII. Adjournment 6:11 pm

VIII. Open Discussion

Recycling Options: An informal polling of Homeowners present resulted in the majority wanting recycling available at the association. Information on preliminary costs was given by Leigh Tollefson and discussion about constructing permanent enclosures for the garbage and recycling bins occurred with the Homeowners. Bids for waste hauling (garbage and recycling) and for construction of the enclosures will be requested and shared at a future Board meeting.

Question and Answer Period. None received.

Respectfully submitted,

Leigh Field Tollefson

Leigh Field Tollefson
Secretary

attachments:

Agenda

Homeowner sign in sheet

Meeting Notice

Balance Sheet (2/28/18)

Income/Expense Statement (1/1/17 to 12/31/17)

Income/Expense Statement (1/1/18 to 2/28/18)

2018 Budget

2017 Reserve Expenditures and 2018 Anticipated Expenditures

President's Report

AGENDA
LAS TORRES HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING
Venues Cafe Restaurant
34 Easy Street, Carefree, AZ
March 6, 2018, 5:00 pm

- I. Call to Order
- II. Roll Call/Establish Quorum (51% or 13 Members)
- III. Management Report/Review of Financials
- IV. Approval of Prior Meeting Minutes
- V. President's Report
- VI. New Business
 - A. Spa - discussion of expense to redo the spa to comply with Maricopa County mandatory requirements. Owners input relating to expensing this to our R&R Fund or having a Special Assessment.
 - B. Election of Board Members
 - C. Election of Officers.
- VII. Adjournment
- VIII. Open Discussion
 - Recycling Options
 - Question and Answer Period

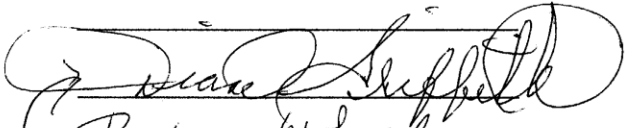
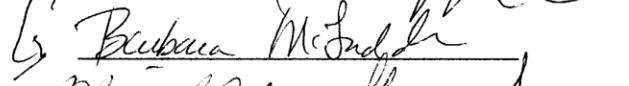
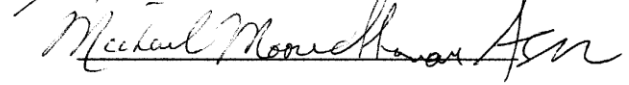
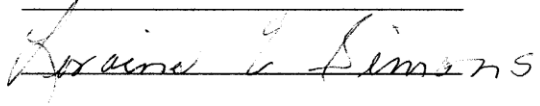
LOS TORRES HOMEOWNERS ANNUAL MEETING SIGN IN SHEET

March 6, 2018

UNIT	SIGNATURE
Unit 101	_____
Unit 102	_____
Unit 103	_____
Unit 104	_____
Unit 105	_____
Unit 106	_____
Unit-201	_____
Unit 202	E. Swartz
Unit 203	_____
Unit 204	_____
Unit 301	Alfredo Kolesits
Unit 302	Sam Koffler Jack Koff
Unit 303	Georgia Desmarais
Unit 401	Sam Dixon
Unit 402	John Ballfrom
Unit 403	Joe Daley

LOS TORRES HOMEOWNERS ANNUAL MEETING SIGN IN SHEET

March 6, 2018

UNIT	SIGNATURE
Unit 501	
Unit 502	
Unit 503	
Unit 504	
Unit 505	_____
Unit 601	_____
Unit 602	_____
Unit 603	_____
Unit 604	

Las Torres Annual Meeting Notice

2018 Annual Meeting

The 2018 Homeowners' Annual Meeting is scheduled for Tuesday, March 6, 2018 at 5:00 pm at Venues Cafe, second floor. This year we will be addressing the need to renovate the spa. Maricopa County has cited us for unsafe spa steps and coupled with the need to repair/replace the spa jets, we will need to do a renovation of this important Las Torres amenity.

Additionally, this year we have two Board positions up for election. If you are interested in a position on the Board, a Nomination Form is included at the end of this notice. Please complete the Nomination Form and mail it or email it **TO ARRIVE BY NOON** on February 12, 2018. **ALL** forms will be stamped by Kachina with the date they arrive. A post office date stamp **WILL NOT** be accepted as the date received. If you send your form via certified mail, you will be asked to provide your receipt. Email your completed form to:

Mark@kachinamanagement.com

OR

Mail to:

Las Torres Homeowners Association
c/o Kachina Management, Inc.
21448 North 75th Avenue
Suite 11
Glendale, AZ 85308

Kachina will be mailing out ballots on February 14, 2018 which will include a short bio provided by each nominee. Your completed ballot, if mailed, must be returned to Kachina by March 5, 2018 or you can turn it in at the meeting.

Since we are holding the meeting at Venues, the Board would like to invite you to join us for appetizers. Please RSVP to any of the Board members with your plans to attend. A cash bar will also be available. Hoping to see many of you there!

RSVP: Dixonpam@aol.com

Leighft@msn.com
Drobertson27@cox.net

2018 BOARD MEETINGS

FEBRUARY BOARD MEETING

FIRST QUARTER
Tuesday, February 6, 2018
10:00 am
Unit 402

An agenda will be emailed to you prior to the meeting.

Tentative Board meeting schedule for 2018:

SECOND QUARTER
Tuesday, May 8, 2018 at 10:00 am

THIRD QUARTER
Tuesday, August 7, 2018 at 10:00 am

FOURTH QUARTER
Friday, December 7, 2018 at 10:00 am
Homeowners Budget Roundtable

Additional meeting dates:

BUDGET COMMITTEE MEETING
Tuesday, September 18, 2018

Meeting dates and times are subject to change; locations to be announced.

LAS TORRES HOMEOWNERS ASSOCIATION

Board of Directors Call for Nominations
Annual Meeting March 6, 2018, 5:00 pm
Venues Cafe Restaurant
34 Easy Street
Carefree, AZ

Dear Homeowner,

We are scheduled to have an annual meeting on Tuesday, March 6, 2018 at 5:00 pm. There are two open seats for election. If you wish to become a nominee for the Board of Directors, this form must be returned to Kachina's office no later than Noon on February 12, 2018 to have your name placed on the ballot. You may email or mail your response to:

Mark@kachinamanagement.com

or

Las Torres Homeowners Association
c/o Kachina Management, Inc.
21448 North 75th Avenue, Suite 11
Glendale, AZ 85308

The qualifications for serving on the Board are:

- An interest in serving the community where you live.
- An ability to listen and make informed decisions.
- A time commitment to attend Board meetings, as well as additional time to participate at committee level and the ability to communicate with other homeowners.
- Your account must be in good standing with no outstanding assessments or fines.

Please complete the following information: (only your name and bio will be included on the ballot).

Name: _____ Phone: _____

Address: _____ Email: _____

Please include a short biography to be included on the ballot to the Homeowners or attach a separate sheet.

Las Torres Homeowners Assoc

Balance Sheet
As of 02/28/18

ASSETS

1010	Biltmore Checking Account	\$ 13,896.55	
1011	Biltmore Reserve Account	12,765.45	
1018	R&R Fnd Svgs Acct-Nat Bank	126,018.54	
1019	Utility Deposits	1,980.00	
	TOTAL ASSETS		\$ 154,660.54

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$ 7,428.00	
	Subtotal Current Liab.		\$ 7,428.00

RESERVES:

5301	Repair/Replace Reserve Fund	\$ 169,321.44	
5302	Operating Reserve Fund	28,551.02	
5303	Repair & Replace Res Interest	34.86	
5304	Operating Reserve Interest	103.30	
5305	Repair/Replace Reserve Expense	(41,410.02)	
5306	Operating Reserve Expense	(4,817.28)	
	Subtotal Reserves		\$ 151,783.32

EQUITY:

5510	Retained Earnings	\$ 2,867.40	
	Current Year Net Income/(Loss)	(7,418.18)	
	Subtotal Equity		\$ (4,550.78)
	TOTAL LIABILITIES & EQUITY		\$ 154,660.54

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 01/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Resident Assessments	87,015.41	89,700.00	(2,684.59)	87,015.41	89,700.00	(2,684.59)	89,700.00
06350	Interest Income	66.58	.00	66.58	66.58	.00	66.58	.00
06351	Interest Income - Reserves	24.33	.00	24.33	24.33	.00	24.33	.00
06380	Other Income	894.41	.00	894.41	894.41	.00	894.41	.00
	Subtotal Income	88,000.73	89,700.00	(1,699.27)	88,000.73	89,700.00	(1,699.27)	89,700.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	5,750.82	1,500.00	(4,250.82)	5,750.82	1,500.00	(4,250.82)	1,500.00
07200	Contract Service	1,960.00	.00	(1,960.00)	1,960.00	.00	(1,960.00)	.00
07205	Pool - Contract Svc	3,451.05	3,750.00	298.95	3,451.05	3,750.00	298.95	3,750.00
07210	Pest Control	180.00	720.00	540.00	180.00	720.00	540.00	720.00
07250	Pool Cleaning	175.00	.00	(175.00)	175.00	.00	(175.00)	.00
07275	Flat Roof Maintenance	.00	500.00	500.00	.00	500.00	500.00	500.00
07400	Landscape Service	22,398.46	24,000.00	1,601.54	22,398.46	24,000.00	1,601.54	24,000.00
07500	Tree Maintenance	3,083.40	750.00	(2,333.40)	3,083.40	750.00	(2,333.40)	750.00
	Maintenance & Repair	36,998.73	31,220.00	(5,778.73)	36,998.73	31,220.00	(5,778.73)	31,220.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	332.08	1,000.00	667.92	332.08	1,000.00	667.92	1,000.00
08010	Pool Repairs	1,070.18	300.00	(770.18)	1,070.18	300.00	(770.18)	300.00
08200	Irrigation Supplies	.00	200.00	200.00	.00	200.00	200.00	200.00
08300	Landscape Material	.00	500.00	500.00	.00	500.00	500.00	500.00
08301	Trees, Plants and Supplies	.00	500.00	500.00	.00	500.00	500.00	500.00
	Parts & Supplies	1,402.26	2,500.00	1,097.74	1,402.26	2,500.00	1,097.74	2,500.00
Utilities								
08500	UTILITIES	464.62	.00	(464.62)	464.62	.00	(464.62)	.00
08600	Electric	4,790.70	5,900.00	1,109.30	4,790.70	5,900.00	1,109.30	5,900.00
08650	Water - Hum Irrigation	2,852.84	1,763.00	(1,089.84)	2,852.84	1,763.00	(1,089.84)	1,763.00
08655	Water - Pool Meter	3,538.36	2,825.00	(713.36)	3,538.36	2,825.00	(713.36)	2,825.00
08660	Water - Sun Irrigation	2,520.12	1,425.00	(1,095.12)	2,520.12	1,425.00	(1,095.12)	1,425.00
08680	Trash Disposal Service	2,820.00	2,820.00	.00	2,820.00	2,820.00	.00	2,820.00
08685	Gas/Propane	2,832.46	4,072.00	1,239.54	2,832.46	4,072.00	1,239.54	4,072.00
	Utilities	19,819.10	18,805.00	(1,014.10)	19,819.10	18,805.00	(1,014.10)	18,805.00
Administrative Expenses								
09100	Income Tax	50.00	50.00	.00	50.00	50.00	.00	50.00
09105	Audit/Tax Prep	750.00	750.00	.00	750.00	750.00	.00	750.00

Las Torres Homeowners Assoc

Income/Expense Statement

Period: 01/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09110	Permits & Licenses	595.00	495.00	(100.00)	595.00	495.00	(100.00)	495.00
09235	Annual Report	10.00	.00	(10.00)	10.00	.00	(10.00)	.00
09250	Bank Charges	20.00	.00	(20.00)	20.00	.00	(20.00)	.00
09260	Coupons	141.25	.00	(141.25)	141.25	.00	(141.25)	.00
09275	Insurance	6,719.00	6,400.00	(319.00)	6,719.00	6,400.00	(319.00)	6,400.00
09300	Legal Services	(42.00)	1,000.00	1,042.00	(42.00)	1,000.00	1,042.00	1,000.00
09500	Management Service	9,922.88	8,400.00	(1,522.88)	9,922.88	8,400.00	(1,522.88)	8,400.00
09800	Postage / Copies	224.37	180.00	(44.37)	224.37	180.00	(44.37)	180.00
09900	Miscellaneous	2,650.16	.00	(2,650.16)	2,650.16	.00	(2,650.16)	.00
	Administrative Expenses	21,040.66	17,275.00	(3,765.66)	21,040.66	17,275.00	(3,765.66)	17,275.00
	Reserves							
09950	Reserves	7,354.37	.00	(7,354.37)	7,354.37	.00	(7,354.37)	.00
09951	Repair/Replace Reserve Cont	5,709.00	15,600.00	9,891.00	5,709.00	15,600.00	9,891.00	15,600.00
09952	Operating Reserve Contrib	1,376.00	4,800.00	3,424.00	1,376.00	4,800.00	3,424.00	4,800.00
09953	Operating Reserve Interest	2.77	.00	(2.77)	2.77	.00	(2.77)	.00
09954	Repair/Replace Reserve Int	.50	.00	(.50)	.50	.00	(.50)	.00
	Reserves	14,442.64	20,400.00	5,957.36	14,442.64	20,400.00	5,957.36	20,400.00
	TOTAL EXPENSES	93,703.39	90,200.00	(3,503.39)	93,703.39	90,200.00	(3,503.39)	90,200.00
	Current Yr Net Income/(loss)	(5,702.66)	(500.00)	(5,202.66)	(5,702.66)	(500.00)	(5,202.66)	(500.00)

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 01/01/18 to 02/28/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Resident Assessments	12,802.00	13,050.00	(248.00)	12,802.00	13,050.00	(248.00)	78,300.00
06311	Capital Contribution	.00	3,400.00	(3,400.00)	.00	3,400.00	(3,400.00)	20,400.00
06350	Interest Income	5.78	4.00	1.78	5.78	4.00	1.78	24.00
06351	Interest Income - Reserves	.00	6.00	(6.00)	.00	6.00	(6.00)	36.00
06380	Other Income	(315.85)	.00	(315.85)	(315.85)	.00	(315.85)	.00
	Subtotal Income	12,491.93	16,460.00	(3,968.07)	12,491.93	16,460.00	(3,968.07)	98,760.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	.00	916.66	916.66	.00	916.66	916.66	5,500.00
07002	Sewer Repairs	.00	200.00	200.00	.00	200.00	200.00	1,200.00
07200	Contract Service	550.00	.00	(550.00)	550.00	.00	(550.00)	.00
07205	Pool - Contract Svc	569.50	625.00	55.50	569.50	625.00	55.50	3,750.00
07210	Pest Control	795.00	120.00	(675.00)	795.00	120.00	(675.00)	720.00
07275	Flat Roof Maintenance	.00	83.34	83.34	.00	83.34	83.34	500.00
07300	Grounds/Fixtures Repairs	.00	100.00	100.00	.00	100.00	100.00	600.00
07400	Landscape Service	5,997.99	4,000.00	(1,997.99)	5,997.99	4,000.00	(1,997.99)	24,000.00
07425	Landscape Improvements	.00	83.34	83.34	.00	83.34	83.34	500.00
07500	Tree Maintenance	.00	125.00	125.00	.00	125.00	125.00	750.00
07600	Landscape/Other	.00	83.34	83.34	.00	83.34	83.34	500.00
	Maintenance & Repair	7,912.49	6,336.68	(1,575.81)	7,912.49	6,336.68	(1,575.81)	38,020.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	.00	166.66	166.66	.00	166.66	166.66	1,000.00
08010	Pool Repairs	.00	50.00	50.00	.00	50.00	50.00	300.00
08301	Trees, Plants and Supplies	.00	83.34	83.34	.00	83.34	83.34	500.00
	Parts & Supplies	.00	300.00	300.00	.00	300.00	300.00	1,800.00
Utilities								
08500	UTILITIES	(464.62)	.00	464.62	(464.62)	.00	464.62	.00
08600	Electric	912.88	833.34	(79.54)	912.88	833.34	(79.54)	5,000.00
08650	Water - Hum Irrigation	269.22	358.34	89.12	269.22	358.34	89.12	2,150.00
08655	Water - Pool Meter	291.00	496.66	205.66	291.00	496.66	205.66	2,980.00
08660	Water - Sun Irrigation	634.17	595.00	(39.17)	634.17	595.00	(39.17)	3,570.00
08680	Trash Disposal Service	470.00	500.00	30.00	470.00	500.00	30.00	3,000.00
08685	Gas/Propane	234.00	650.00	416.00	234.00	650.00	416.00	3,900.00
	Utilities	2,346.65	3,433.34	1,086.69	2,346.65	3,433.34	1,086.69	20,600.00
Administrative Expenses								

Las Torres Homeowners Assoc

Income/Expense Statement

Period: 01/01/18 to 02/28/18

Account	Description	Current Period			Year-to-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09000	ADMINISTRATIVE EXPENSES	150.00	.00	(150.00)	150.00	.00	(150.00)	.00
09100	Income Tax	.00	8.34	8.34	.00	8.34	8.34	50.00
09105	Audit/Tax Prep	.00	125.00	125.00	.00	125.00	125.00	750.00
09110	Permits & Licenses	495.00	99.16	(395.84)	495.00	99.16	(395.84)	595.00
09235	Annual Report	.00	1.66	1.66	.00	1.66	1.66	10.00
09275	Insurance	.00	1,166.66	1,166.66	.00	1,166.66	1,166.66	7,000.00
09300	Legal Services	.00	166.66	166.66	.00	166.66	166.66	1,000.00
09500	Management Service	1,520.00	1,400.00	(120.00)	1,520.00	1,400.00	(120.00)	8,400.00
09800	Postage / Copies	14.22	33.34	19.12	14.22	33.34	19.12	200.00
09900	Miscellaneous	(2,392.00)	83.34	2,475.34	(2,392.00)	83.34	2,475.34	500.00
	Administrative Expenses	(212.78)	3,084.16	3,296.94	(212.78)	3,084.16	3,296.94	18,505.00
	Reserves							
09950	Reserves	(7,354.37)	.00	7,354.37	(7,354.37)	.00	7,354.37	.00
09951	Repair/Replace Reserve Cont	13,791.00	2,600.00	(11,191.00)	13,791.00	2,600.00	(11,191.00)	15,600.00
09952	Operating Reserve Contrib	3,424.00	800.00	(2,624.00)	3,424.00	800.00	(2,624.00)	4,800.00
09953	Operating Reserve Interest	3.12	6.00	2.88	3.12	6.00	2.88	36.00
09954	Repair/Replace Reserve Int	.00	4.00	4.00	.00	4.00	4.00	24.00
	Reserves	9,863.75	3,410.00	(6,453.75)	9,863.75	3,410.00	(6,453.75)	20,460.00
	TOTAL EXPENSES	19,910.11	16,564.18	(3,345.93)	19,910.11	16,564.18	(3,345.93)	99,385.00
	Current Yr Net Income/(loss)	(7,418.18)	(104.18)	(7,314.00)	(7,418.18)	(104.18)	(7,314.00)	(625.00)

2018 LAS TORRES BUDGET

Account	Description	Budget 2016	Actual 2016	Budget 2017	Projected 2017	Budget 2018
INCOME:						
06310	Resident Assessments	\$69,300	\$77,306	\$69,300	\$69,300	\$69,300
	Assessment Increase					\$9,000
09950	Repair & Replace Reserve Fund	\$15,600	\$10,868	\$15,600	\$15,600	\$15,600
09951	Operating Reserve Fund	\$4,800	\$3,344	\$4,800	\$4,800	\$4,800
	Misc HOA Fees		\$367			
06350	Interest Income RR Fund	\$24	\$48	\$24	\$24	\$24
06351	Interest Income - Op Reserves	\$36	\$16	\$36	\$36	\$36
06380	Other Income					
	Subtotal Income	\$89,760	\$91,949	\$89,760	\$89,760	\$98,760
EXPENSES:						
Maintenance & Repair						
07001	Repair & Maint Services	\$1,872	\$6,849	\$1,500	\$5,670	\$5,500
07155	Trees, Plants, Supplies	\$0	\$332	\$500	\$200	\$500
07200	Irrigation	\$360	\$1,061	\$200	\$600	\$600
07205	Pool - Contract Svc	\$3,660	\$3,580	\$3,750	\$3,750	\$3,750
07210	Pest Control	\$720	\$1,180	\$720	\$720	\$720
07275	Flat Roof Maintenance	\$0	\$0	\$500	\$0	\$500
07400	Landscape Service	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
07450	Landscape Other	\$2,424	\$1,565	\$500	\$600	\$500
07500	Tree Trimming	\$0	\$0	\$750	\$3,083	\$750
07425	Landscape Improvements	\$0	\$0	\$0	\$0	\$500
08001	Pool Supplies	\$1,236	\$927	\$1,000	\$950	\$1,000
08010	Pool Repairs	\$0	\$175	\$300	\$360	\$300
07215	Termite Control	\$0	\$0	\$0	\$0	\$0
07002	Sewer Repairs	\$0	\$0	\$0	\$550	\$1,200
	Maintenance & Repair	\$34,272	\$39,669	\$33,720	\$40,483	\$39,820
Utilities						
08600	Electric	\$5,820	\$5,366	\$5,900	\$5,000	\$5,000
08650	Water - Hum Irrigation		\$1,865	\$1,763	\$1,900	\$2,150
08655	Water - Pool Meter		\$2,682	\$2,825	\$2,700	\$2,980
08660	Water - Sun Irrigation	\$6,060	\$3,867	\$1,425	\$3,900	\$3,570
08680	Refuse	\$2,640	\$2,640	\$2,820	\$2,640	\$3,000
08685	Gas/Propane	\$3,204	\$3,324	\$4,072	\$3,524	\$3,900
	Utilities	\$17,724	\$19,744	\$18,805	\$19,664	\$20,600
Administrative Expenses						
09100	Income Tax	\$96	\$50	\$50	\$50	\$50
09105	Audit/Tax Prep	\$600	\$750	\$750	\$750	\$750

09110	Permits & Licenses	\$504	\$495	\$495	\$595	\$595
	Annual Report				\$10	\$10
do not use	Bank Charges				\$10	
09275	Insurance	\$5,940	\$6,386	\$6,400	\$6,655	\$7,000
09300	Legal Services	\$2,004	\$494	\$1,000	\$411	\$1,000
09500	Management Service	\$7,500	\$7,500	\$8,400	\$9,300	\$8,400
09830	Postage	\$180	\$138	\$180	\$300	\$200
09850	Other Admin	\$0	\$0	\$0	\$1,175	\$500
09900	Reserve Study	\$0	\$0	\$0	\$800	\$800
	BOD Admin Expense	\$0	\$0	\$0	\$0	\$500
	Administrative Expenses	\$16,824	\$15,813	\$17,275	\$20,056	\$19,805
	TOTAL OPERATING EXPENSE	\$68,820	\$75,226	\$69,800	\$80,203	\$80,225
	Reserves					
09950	Repair/Replace Reserve Cont	\$15,600	\$14,924	\$15,600	\$15,600	\$15,600
09951	Operating Reserve Contrib	\$4,800	\$4,592	\$4,800	\$4,800	\$4,800
09952	Operating Reserve Interest		\$49			\$36
9953	Repair/Replace Reserve Int					\$24
5305	RR Reserve Expense					
5306	Op Reserve Expense					
	Reserves	\$20,400	\$19,565	\$20,400	\$20,400	\$20,460
	TOTAL EXPENSES	\$89,220	\$94,791	\$90,200	\$100,603	\$100,685
	INCOME(LOSS)	\$540	(\$2,842)	(\$440)	(\$10,843)	(\$1,925)
	DUES BREAKDOWN					
	Regular Assessment		\$231		\$231	\$261
	R&R Reserve		\$52		\$52	\$52
	Operating Reserve		\$16		\$16	\$16
	TOTAL		\$299		\$299	\$329
						\$0

2017 Reserve Expenditures

Tree Trimming	\$	3,083	
Olive tree spraying			Done by Sexton at no additional charge
R&R Fund contribution	\$	2,925	
Sewer Repairs	\$	2,480	
Excess Maintenance expenses	\$	4,900	estimate for year
SW Gas Co. deposit	\$	1,980	
Total	\$	<u>15,368</u>	

Repair and Replacement Fund Expenses

Driveway crack repair and seal coating	\$	6,165	
Pool fence painting	\$	1,500	
Spa filter replacement	\$	1,238	
Spa Jet repair	\$	2,000	TBD
	\$	<u>10,903</u>	

2018 Anticipated Expenditures

None at this time

Presidents Report
Annual Owners Meeting
March 6, 2018

Welcome owners - it's nice to see so many of you here. Guess having a nice place & food works!

I'd like to formally introduce you all to 2 new owners that are in attendance. introduce new owners who are present.

Pam & Jack Kaffer, unit 302

Sherman Agins & Michael Moore, unit 503

Quarterly newsletters. I would personally appreciate if owners would read them for community updates. Based on the questions I get, it's obvious they aren't being read by many of you.

Also, please keep us, Kachina and our Secretary Leigh, updated with phone number & email changes.

I'd also like to remind any of you who rent your units or have guests when you're not here to keep a copy of our Manual for Homeowners and Guests in the unit for them to access.

We just had our Landscape Committee organizational meeting. Thanks to Jack Kaffer for volunteering to chair the committee. The next 2-3 weeks you'll see our spring cutbacks taking place. We have committed spending around \$2,500 to have our perimeter Oleanders trimming which will occur around the end of March/early April to stimulate optimal plant health and appearance. We are also spending \$1,600-1,800 for new gravel that will be spread campus wide to cover balding spots. If any owner has a particular place around their unit that needs more gravel cover, please let me know. Otherwise we are leaving where to add gravel up to our landscape company.

We have purchased battery powered, motion triggered lights to provide extra lighting owners have requested for safety for 5 full exterior stairways. I'll be emailing those owners involved to get their advice on exactly where along the stairs the lights would be most effective.

Late fees Some of you may have received a late fee for January. If so, please call Mark at Kachina & he'll have it reversed.

This past year we again had sewer issues and your Board has voted to allocate 2 annual sewer pipe clean outs. This amount, \$1,200 was included in the 2018 budget and is now an annual expense.

I want to remind you all about the amendment to our Architectural Guideline the Board adopted last year. Exterior doorbell or other security cameras are not allowed. The Board cares about you security, but decided to vote in favor of our owners privacy as

many of those cameras are pointed at other units, have a 30' long field of view and allow monitoring. And because individual owners security desires can be handled by interior security measures.

If you need a new ARC Guideline document please contact Leigh or Mark who can email it to you.

Another reminder... Anything you do or intend to do outside your unit needs BOD approval. Please! It's usually an easy process. Just email me and the Board will get back to you quickly unless what you're proposing is a problem - like painting your unit purple or putting pink flamingoes outside. Our newest owners just did this when they asked for permission to put up a TV dish antenna. We got back to them & explained as long as it's in the rear of the unit you have permission. It's that simple and then we have a record of it.

I'd also like to say thank you - to all of you - for all the support and appreciation you've given me personally and our Board over the past few years. Many of you have become dear friends and I truly enjoy helping you and our community become a more welcoming place.

Pam Dixon, President
Las Torres HOA