

**FINAL MEETING MINUTES**  
**Las Torres Homeowners Association**  
**Annual Members Meeting**

Tuesday, March 12, 2019 @ 5:00 pm — Venues Café, Carefree, AZ

**ATTENDANCE:**

**Board of Directors**

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

**Las Torres Homeowners:**

101 – Robert & Diane Luciani	204 – Jim Vaughn - <i>absent</i>	502 – Barb McFadden
102 – Lewis & Betsy Sternthal - <i>absent</i>	301 – Warren & Debbie Robertson	503 – Diane Griffith
103 – Sunny Wong – <i>absent</i>	302 – Jack & Pam Kaffer	504 – Michael Moore
104 – Frantz & Lorayne Verhelst - <i>absent</i>	303 – Tom & Georgia Demarias	505 – Sara Rae Ray - <i>absent</i>
105 – Dorothy Rerich – <i>absent</i>	401 – Pam Dixon	601 – Paul Archibald
106 – Bob & Leigh Tollefson	402 – Kelly & Lynn Storla - <i>absent</i>	602 – Mike Cresta & Tracy Barry - <i>absent</i>
201 – Eileen Swete - <i>absent</i>	403 – Jeff & Jane Daley	603 – Kris Strike – <i>absent</i>
202 – Nan Boyer-Searle	501 – Leslie Hine	604 – Loraine Simons
203 – Maria Salinas-Hayes - <i>absent</i>		

**I. Call to Order**

- President Leigh Tollefson called to order the meeting at 5:10 pm

**II. Roll Call / Establish Quorum (51% or 13 units / Members)**

- 14 units represented at March 12, 2019 Members Meeting
- 18 units represented by 18 ballots received for election
- Quorum established

**III. Approval of Minutes from March 06, 2018 Annual Members Meeting**

- Motion to approve Minutes from 03-06-2018 made by Pam Dixon
- Motion seconded by Debbie Robertson
- VOTE: unanimously approved

**IV. Reports**

**A. President’s Annual Report – (see attached)**

**B. Treasurer’s Annual Report – (see attached)**

**V. Old Business**

**A. Flat roofs re-bids per Reserve Study (August 01, 2015) recommendations**

- Discussion: 3 Bids received – Progressive, Shield, Valley
- Motion to accept Valley Roofing bid @ \$ 7259.00 made by Pam Dixon
- Motion Seconded by Michael Moore
- VOTE: unanimously approved

## **VI. New Business**

### **A. Board of Directors Annual Election**

- Unit# 103 – seasonal renters Carla Vine & Roger Kornacki were appointed as impartial Election Judges
- 18 Ballots provided from Las Torres Homeowners, as received via secret ballots
- Ballot Tally form provided to compile responses and total same
- Counted ballots and envelopes returned to Las Torres HOA Board Secretary for record keeping
- Election Results — elected March 12, 2019 to the Las Torres HOA Board of Directors:
  - Michael Moore
  - Sunny Wong
  - Pam Kaffer
  - NOTE: there were NO write-in votes

## **VII. Homeowners Forum**

- Paul Archibald, LT Homeowner Unit # 601, presented proposal on Sport Court concerns and suggestions for updates and improvements
- Discussion continued about the Sport Court and possible uses
- Mr. Archibald had prepared handouts for the homeowners including photos of the current condition of the Sport Court, professional assessments of the current conditions, and proposal bids from local contractors
- Paul Archibald was informed that procedure would include a formal written request to be made to the LTHOA Board to add the Sport Court to a future meeting agenda
- In addition, the recommendation was made that a Sport Court Committee be created to address concerns and suggestions for updates
- Mr. Archibald volunteered to be Chairperson of the Sport Court Committee

### **A. Discussion**

- No further discussion

### **B. Questions**

- No further questions

## **VIII. Adjournment**

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

- Motion to adjourn the March 12, 2019 LTHOA Annual Members Meeting was made by Michael Moore
- Motion was Seconded by Debbie Robertson
- VOTE: unanimously approved
- President Leigh Tollefson declared the Annual Members Meeting adjourned at 6:45 pm

## I. Director's Meeting to determine officer positions

- *Per Bylaws, Article V. Directors, Section 5. The regular annual meeting of each newly elected board of directors shall be held immediately following the annual meeting of members, no notice to the newly elected directors or to the members of such meeting shall be necessary in order legally to hold the meeting as this provision shall constitute such notice.*
- Following Adjournment, the newly elected Las Torres HOA Board of Directors met to determine officers and length of terms:

### **Attendance — Board of Directors Officers and Terms:**

- Leigh Tollefson, President (*present*)—2 year term
- Michael Moore, Vice President (*present*)—3 year term
- Debbie Robertson, Treasurer (*present*)—2 year term
- Pam Kaffer, Secretary (*present*)—1 year term
- Sunny Wong, Member at Large/Oversight (*present via phone conference*)—3 year term
  
- Meeting of Las Torres HOA Board of Directors scheduled for Wednesday March 27, 2019 @ 11:00 am... location to be determined  
(NOTE: *Later – location: Carefree Fire House Community Room*)

## II. Adjournment

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

- Motion to adjourn the March 12, 2019 LTHOA Meeting was made by Michael Moore
- Motion was Seconded by Debbie Robertson
- VOTE: unanimously approved
- President Leigh Tollefson declared the Meeting adjourned at 7:45 pm

Respectfully Submitted on March 15, 2019

Pam Kaffer  
Las Torres HOA Board of Directors, Secretary

Following unanimous approval by Association members at the March 10, 2020 Annual Members Meeting, these Minutes are accepted.

*Leigh Tollefson*

President, Las Torres Board of Directors



LAS TORRES HOMEOWNERS ASSOCIATION  
ANNUAL HOMEOWNERS MEETING  
Tuesday, March 12, 2019 5:00 pm  
Venues Cafe Restaurant  
AGENDA

Per Arizona Revised Statute 33-1248, 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's representative in writing so desiring shall be permitted to attend and speak at an appropriate time during the deliberations and proceedings. The Board may place reasonable time restrictions to speak before the Board takes formal action on an item under discussion. Homeowners will be allowed to speak to motions made during this portion of the meeting.

- I. Call to Order
- II. Roll Call/Establish Quorum (51% or 13 Units/Members)
- III. Approval of Minutes from March 6, 2018 Annual Meeting
- IV. Reports
  - A. President's Report
  - B. Treasurer's Report
- V. Old Business
  - A. Flat roof re-bids per Reserve Study (2015 Aug 1) recommendations
- VI. New Business
  - A. Board of Directors Election

VII. Homeowners Forum

All opinions and comments are welcome. Please be aware, however, that members of the Board may not discuss items that are NOT on the agenda. No actions, pursuant to A.R.S. §38-431.01(G), can be taken today as a result of Homeowners requests or comments. If you have an item you would like on a future agenda, please submit it in writing to the Board of Directors and send it via US Mail to Las Torres Homeowners Association, P.O. Box 2806, Carefree, AZ 8377 or via email at [Lastorreshoa@outlook.com](mailto:Lastorreshoa@outlook.com).

VIII. Adjournment

Following Adjournment, the newly elected Board will convene to determine terms of office and officer positions.

Las Torres Community, Carefree, AZ — HOA Meeting ATTENDANCE ... March 12, 2019

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

Las Torres Building 200's	SIGN-IN... Signature	SIGN-IN... Signature
# 201 — Eileen Swete		
#202-Steve Searle&Nan Boyer-Searle	<i>Steve Searle</i>	<i>Steve not here</i>
# 203 — Maria Salinas-Hayes		
# 204 — Jim Vaughn		

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

Las Torres Building 400's	SIGN-IN... Signature	SIGN-IN... Signature
# 401 — Pam Dixon	<i>Pam Dixon</i>	
# 402 — Kelly & Lynn Storka	<i>Kelly &amp; Lynn</i>	
# 403 — Jeff & Jane Daley	<i>Jeff &amp; Jane Daley</i>	<i>Jeff &amp; Jane Daley</i>

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

Las Torres Building 600's	SIGN-IN... Signature	SIGN-IN... Signature
# 601 — Paul Archibald	<i>Paul Archibald</i>	
# 602 — Mike Cresta & Tracy Barry		
# 603 — Kris Strike		
# 604 — Loraine Simons	<i>Loraine &amp; Simons</i>	



## LAS TORRES HOMEOWNERS' ANNUAL MEETING NOTICE

Tuesday, March 12, 2019

5:00 pm

Venues Cafe, Second Floor Room

Come join us for the 2019 Annual Homeowners' Meeting. Because we had so much positive feedback after last year's meeting, we have again booked the upstairs meeting room at Venues Cafe. We are all looking forward to enjoying the hospitality and good food there again.

This year we have three Board positions to fill. As you may recall, at the November 13, 2018 Board meeting, we elected to return to a five member Board. Both Michael Moore and Pam Kaffer have filled in those additional seats on a temporary basis and Pam Dixon's current term ends this year.

The call for nominees was sent out on January 22, 2019. If you are interested in being on the Board, please complete and return the form to [LasTorresHOA@outlook.com](mailto:LasTorresHOA@outlook.com) or mail it to Las Torres Homeowners Association, P.O. Box 2806, Carefree, AZ 85377 or place it in the drop box at Unit 301 by February 22, 2019. There is still time to get that form to us. If you need a another form, please contact us at the above email address.

Ballots will be mailed out on February 25, 2019 along with the agenda. If you are returning your completed ballot by US Mail or putting it in the drop box outside Unit 301, it must be received by Friday, March 8, 2019. If you prefer and you are here for the meeting, you can turn in your ballot at that time. You cannot, however, deliver another Homeowner's ballot, only your own.

We are all looking forward to a great gathering of catching up with friends and neighbors and Association news. Some appetizers will be available courtesy of Las Torres HOA Board, but please know that additional appetizers will be available to order for Homeowners. After the meeting, please consider staying for dinner at Venues Cafe where everyone can continue visiting and catching up.

Looking forward to a great annual meeting!

Las Torres Board of Directors

Leigh Tollefson, President

Debbie Robertson, Treasurer

Michael Moore, Member at Large

Pam Dixon, Vice President

Pam Kaffer, Secretary



**LAS TORRES HOMEOWNERS ASSOCIATION**  
**a 55+ Community**

Board of Directors Call for Nominations  
March 12, 2019 Homeowners Annual Meeting

Dear Homeowner,

We are scheduled to have our annual meeting on Tuesday, March 12, 2019. There are three open seats for election. If you wish to become a nominee for the Board of Directors, this form must be post marked or returned to Pam Kaffer, Secretary no later than 4:00 pm on Friday, February 22, 2019 to have your name placed on the ballot. You may email or mail your response to:

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

Las Torres is now a self managed association. As such, each Board member is asked to share in the responsibilities, along with the assistance of our Landscaping and Maintenance committees, of managing and caring for our association.

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 for the good of the association.
- A time commitment to attend Board meetings and perform shared management            tasks.
- A willingness to participate at committee level.
- Your account must be in good standing with no outstanding assessments, fines or violations.

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.

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LAS TORRES HOMEOWNERS ASSOCIATION  
a 55+ Community

OFFICIAL ABSENTEE SECRET BALLOT  
**DUE FRIDAY, MARCH 8, 2019**

ELECTION for the BOARD OF DIRECTORS  
Annual Homeowners Meeting Tuesday, March 12, 2019

Per the CC&Rs of Las Torres, Article V, Section 14, ELECTION - Election to the Board of Directors shall be by secret written ballot. At such election the person entitled to vote (in person or by absentee ballot) may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting shall not be allowed. Furthermore, Article VI, Section 3...Each Unit shall be entitled to one vote (equaling the entire Co-Owner's Interest for the Unit) in Association meetings.

Please complete and sign the return envelope to verify residency. Place your completed ballot in the envelope and choose one of the following delivery methods for it **to arrive by March 8, 2019:**

US POSTAL SERVICE:

Las Torres Homeowners Association  
P.O. Box 2806  
Carefree, AZ 85377

LAS TORRES DROP BOX:

locked drop box located at Unit 301

OR you may:

HAND DELIVER AT THE MEETING:

You can hand deliver **your** ballot at the meeting on March 12, 2019. Another owner **cannot** be assigned to deliver your vote or vote in your place. Homeowners of multiple lots must list each lot owned. Once cast, this vote may not be revoked.

The following Homeowners have expressed interest in serving on the Board of Directors for Las Torres Homeowners Association. Their bios are enclosed. There are **three open seats**, please place an **“x” next to the names** you would like to choose to be on the Board of Directors — *choose three*.

\_\_\_\_\_ Sunny Wong

\_\_\_\_\_ Michael Moore

\_\_\_\_\_ Pam Kaffer

\_\_\_\_\_ write in

ENVELOPE FOR SECRET BALLOT

Las Torres Homeowner Name \_\_\_\_\_ Unit # \_\_\_\_\_  
Address \_\_\_\_\_ Carefree, AZ 85377  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Las Torres Homeowners Association  
P.O. Box 2806  
Carefree, AZ 85377

## **NOMINEE BIOS**

**Michael Moore** used her analytic skills to acquire degrees of BS in mathematics and an MBA. She applied this training in her career in strategic planning for advertising agencies back east. She and her husband retired to Cave Creek in 2000. They joined the local Kiwanis Club as a way to meet people and to give back to their community. Michael was awarded the club's "Most valuable member of the year" award in three years for her contributions to its expansion of services to the community's youth. Last May she received from our school district an Inspire Excellence Award for her volunteer work with Black Mountain Elementary School.

In January 2018, she and her husband "right-sized" to our unit 504 and she became involved with our Landscaping Committee. In November 2018 when we voted for HOA self management with an expanded Board of five members, she was elected to our Board as Member At Large.

She wants to be elected to the Board now because she enjoys working on a team dedicated to enhancing our Los Torres community.

### **Sunny Wong, Unit 103**

- Las Torres homeowner since 2007
- Las Torres Board member 2009 -2014
- Currently employed with the State of Washington as an auditor/investigator of licensed real estate, property management and condo/homeowner association management firms. (I will be retiring in April 2019)

As a past Board member, I have experienced both the self-managed and professionally managed phases of the Association. I have participated in many of the committees and performed the first Reserve Study for the Association. Throughout my tenures as a Board member, I was dedicated to be fair and impartial in serving our Community and eschewed any self-serving personal agendas. My votes and decisions were always based on facts and always in the best interest of the Community and not on personal feelings. With my professional background and past Board experience, I have much to contribute to the Board and Community as we move forward with the Association's reversion to self-management.



**Las Torres Community, Carefree, AZ — Board of Directors Election — TALLY FORM**

**Tuesday, March 12, 2019**

**Election Judges:** Carla Vine Ralph Kornacki

	<b>VOTES as Tally Mark " / "</b>	<b>TOTAL VOTES</b>
Michael Moore	           	18

Sunny Wong	           	18
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Pam Kaffer	           	17
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<b>Write-in Candidate #1</b> NAME: _____		
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<b>Write-in Candidate #2</b> NAME: _____		
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<b>Write-in Candidate #3</b> NAME: _____		
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Las Torres Community, Carefree, AZ — HOA Board of Directors ELECTION ... March 12, 2019

<u>Las Torres Building 100's</u>	VOTING ENVELOPE received	VOTING BALLOT received
# 101 — Robert & Diane Luciani	yes	yes
# 102 — Lewis & Betsy Sternthal		
# 103 — Sunny Wong		
# 104 — Frantz & Lorayne Verheist		
# 105 — Dorothy Rerich	yes	yes
# 106 — Bob & Leigh Tollefson	yes	yes

<u>Las Torres Building 200's</u>	VOTING ENVELOPE received	VOTING BALLOT received
# 201 — Eileen Swete		
#202-Steve Searle&Nan Boyer-Searle	yes	yes
# 203 — Maria Salinas-Hayes		
# 204 — Jim Vaughn	yes	yes

<u>Las Torres Building 300's</u>	VOTING ENVELOPE received	VOTING BALLOT received
# 301 — Warren & Debbie Robinson	yes	yes
# 302 — Jack & Pam Kaffer	yes	yes
# 303 — Tom & Georgia Desmarais		

<u>Las Torres Building 400's</u>	VOTING ENVELOPE received	VOTING BALLOT received
# 401 — Pam Dixon	yes	yes
# 402 — Kelly & Lynn Storia	yes	yes
# 403 — Jeff & Jane Daley	no	yes

<u>Las Torres Building 500's</u>	VOTING ENVELOPE received	VOTING BALLOT received
# 501 — Leslie Hine	yes	yes
# 502 — Tim & Barb McFadden	yes	yes
# 503 — Diane Griffith	yes	yes
# 504 — Sherman Agins & Michael Moore	yes	yes
# 505 — Sara Rea Ray		

<u>Las Torres Building 600's</u>	VOTING ENVELOPE received	VOTING BALLOT received
# 601 — Paul Archibald	yes	yes
# 602 — Mike Cresta & Tracy Barry	yes	yes
# 603 — Kris Strike	yes	yes
# 604 — Loraine Simons	yes	yes

**LAS TORRES HOMEOWNERS ASSOCIATION**  
**Treasurer Report January 2019**

**Current Balances including pending funds from Kachina 1.22.19**

NBAZ Checking	\$7,272.70
NBAZ RR Reserve	\$147,061.21
NBAZ Ops Reserve	\$16,787.35
Past Due Balance	\$110.00
Prepaid Assessments	\$4,167.00

**In Process:**

12/2018: Down Payment on Spa Upgrade paid from RR Reserve	\$3,200.00
1/2019: Down payment on landscape rock paid from Operating	\$1,000.00

**Expenses:**

All January monthly bills have been paid including some unpaid December bills  
Remaining expenditure: \$ 1,700 transfer to reserve accounts for January contribution  
Pending receipt of invoice for Tree Doctors trimming

**Other:**

Maricopa County Property Tax: changed address online and paid past due tax bill for sport court  
Arizona Corporation Commission: created Ecorp account online and changed contact info, board member info and director info  
Attorney Mark Sahl will be our stat agent and changed Statutory Agent info on ACC  
Changed mailing address for vendors  
Contacted insurance agent regarding management change, address change, board member change  
Will follow up on policy renewal  
Contacted accountant regarding management change. They do not handle self managed hoa's  
Will need to find new accountant  
NBAZ accounts opened. Account info updated. Debit cards ordered for Leigh and myself  
Set up utilities for auto pay: completed gas, water. Change contact info.

Las Torres HOA  
2018 Balance Sheet - Adjusted

	Kachina Statement	Adjustments	Actual Ending	Notes:
<b>ASSETS:</b>				
R&R Fund Acct-National Bank	\$144,311.21		\$144,311.21	
Utility Deposit	\$1,980.00		\$1,980.00	
Parkway Checking	\$13,833.95	(\$145.36)	\$13,688.59	Reconciled; Kachina did not void a check
Parkway Ops Reserve Acct	\$9,587.26	\$0.09	\$9,587.35	Reconciled
National Bank Checking	\$3,300.00	(\$3,263.00)	\$37.00	\$3200 not a transfer but RR Fund Expense; see below
National Bank Ops Reserve	\$50.00	\$40.00	\$90.00	Open new Self Manage account less bank charges; same with checking
<b>Total Assets</b>	<b>\$173,062.42</b>	<b>(\$3,368.27)</b>	<b>\$169,694.15</b>	(Total Reserves: \$153,988.56)
<b>CURRENT LIABILITIES</b>				
Prepaid Assessments	\$3,575.00	(\$2,872.00)	\$703.00	Reconciled to actual
<b>Sub Total Current Liabilities</b>	<b>\$3,575.00</b>	<b>(\$2,872.00)</b>	<b>\$703.00</b>	
<b>RESERVES</b>				
Repair and Replace Reserve Fund	\$150,258.78	(\$2,747.57)	\$147,511.21	Reconcile to actual
Repair and Replace Fund Expense	\$10,384.99	(\$3,200.00)	(\$3,200.00)	Withdrawal for deposit on Spa work
Operating Reserve Fund	\$160,643.77	(\$707.64)	\$9,677.35	Reconcile to actual
<b>Sub Total Reserves</b>	<b>\$160,643.77</b>	<b>(\$6,655.21)</b>	<b>\$153,988.56</b>	
<b>Equity</b>				
Retained Earnings	(\$259.37)	\$14,452.76	\$14,193.39	
Current Year Net Income (Loss)	\$9,103.02	(\$8,293.82)	\$809.20	See adjusted Income Expense Statement
<b>Sub Total Equity</b>	<b>\$8,843.65</b>	<b>\$6,158.94</b>	<b>\$15,002.59</b>	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$173,062.42</b>	<b>(\$3,368.27)</b>	<b>\$169,694.15</b>	

LAS TORRES 12/31/2018 Income Expense Report						
Adjusted Corrections to Kachina's Financials						
ACCT	Description	Kachina	Adjustments	Treasurer Adj Total	Notes	
INCOME:						
065100	Reserve Assessments	98,301.59		98,301.59	This amount includes the reserve contributions. See below where it is deducted from operating in	
065100	Interest Income	19.26		19.26		
063000	Interest Inc. Reserves			0.00		
063000	Other	270.00		270.00		
	Transfer from Con. Reserve			0.00		
	<b>Subtotal Income</b>	<b>98,690.85</b>		<b>98,690.85</b>		
EXPENSES:						
Maintenance & Repair						
070010	Maintenance and Repair	4,291.48		4,291.48	\$2297 was for the freight furniture	
072000	Sewer Main/Street	1,340.20		1,340.20	Includes payment for 2017 bill	
072000	Pool - Contract Svc	1,347.90	(210.00)	1,137.90	\$730 from unpaid bills - Mar-Dec 2017	
072000	Pool - Contract	500.00		500.00		
072000	Pool - Maintenance	24,339.13		24,339.13		
075000	Tires, Maintenance	200.00		200.00		
075000	Archeology, Other	1,000.00		1,000.00	Overhead trimming	
	<b>Maintenance &amp; Repair</b>	<b>36,443.31</b>	<b>(210.00)</b>	<b>36,233.31</b>		
Gas & Supplies						
090010	Pool Chemicals/Supplies	498.55		498.55		
090010	Pool - Resinets		210.00	210.00		
092000	Insulation Supplies	594.17		594.17		
093000	Landscaping Material			0.00		
093000	Tires, Parts and Supplies			0.00		
	<b>Gas &amp; Supplies</b>	<b>1,092.72</b>	<b>210.00</b>	<b>1,292.72</b>		
Utilities						
095000	Electric	5,280.63		5,280.63		
095000	Water - Hot/Water/Steam	2,045.43	585.34	2,625.97	December bill debited out of Kachina Parkway account 10/19 but not entered in accounting software	
095000	Water - Pool/Water	4,292.32		4,292.32		
095000	Gas/Propane	4,859.34		4,859.34		
095000	Land Disposal Service	2,835.00		2,835.00		
095000	Gas/Propane	2,434.70		2,434.70		
	<b>Utilities</b>	<b>19,958.03</b>	<b>585.34</b>	<b>20,553.37</b>		
Administrative Expenses						
005000	Administrative Expenses	915.00		915.00		
005000	Administrative	356.00		356.00		
005000	Income Tax	50.00		50.00		
005000	Land/Tra Park	1,140.00		1,140.00		
005000	Permits & Licenses	495.00		495.00		
005000	Administrative	655.00		655.00		
005000	Insurance	7,486.00	23.00	7,509.00	\$11 overdraft charges reimbursed by Kachina Feb 19 \$23,800 negl bank charges	
005000	Legal Services	147.00		147.00		
005000	Maintenance/Service	8,935.00		8,935.00		
005000	Payroll/Concess	591.65		591.65	SPM Manager Set up	
005000	Miscellaneous	183.74		183.74		
	<b>Administrative Expenses</b>	<b>20,260.39</b>	<b>23.00</b>	<b>20,283.39</b>		
Reserves						
					Deduction from Operating Fund for Reserve Contributions included in Income Assessments and	



President's Report  
Las Torres Homeowners Association  
Annual Homeowners Meeting  
Tuesday, March 12, 2019

Welcome and Good Afternoon Neighbors,

We've had a busy year since our last Annual Meeting. First, let's welcome new, but old, homeowners Lynn and Kelly Storla (Unit 402) and of course, Leigh and Bob Tollefson (Unit 106). We'd also like to congratulate Maria Salinas-Hayes and her new husband Richard Herman on their recent marriage. On a sad note, we are sorry to be losing three of our residents, Steve and Nan Searle and Eileen Swete. All have been wonderful neighbors and have shared their talents in helping to make Las Torres a well maintained and managed community. Thank you for your past contributions and dedication as Board and Committee members. Wishing you all well in your moves and new chapters in your lives.

This year we've had many changes and updates to our grounds; our Board; and our Association management. Last May we hired a new landscaping contractor who has many years of experience and has done an amazing job at maintaining our plants and grounds. We've added river rock in areas of erosion to decrease the loss of our gravel and spruced up many areas with new gravel. The oleanders have been trimmed, as we all noted, quite drastically, but they are returning and we saw almost all of the Association trees trimmed in January. We've purchased new furniture for the fire pit area that we hope everyone will take advantage of using for gatherings or for just taking in the view.

At this time, I want to thank Jack Kaffer our Landscaping Chairman and Bob Tollefson our Maintenance Chairman and their combined crews of Robert Luciani, Michael Moore, Paul Archibald and Tom Desmarais for all their dedication and efforts in investigating and repairing our irrigation system and doing repairs and updates to our grounds and buildings. We are very lucky that we have so many knowledgeable people who are willing to share their expertise and roll up their sleeves and get this work done.

One of the Association items discussed at last year's meeting was the update of the spa. During the year we received bids from three companies and agreed on Coral Pools to do the work. We are excited about this update which will repair the spa jets, bring the spa up to code and add aesthetic value to Las Torres. The update will begin on April 15. Additionally, our maintenance team is investigating some cost saving ideas for heating the pool and the Board has passed guidelines for heating the pool. Please watch for email notices with information on these updates and changes.

The roofs. The 2018 Monsoons followed by a very rainy January and snow and rain in February have produced multiple tile roof leaks. The really good news is that most of the roofs that were repaired are covered by their 10 year warranty from Progressive, which ends in December 2019. The challenging part has been communication with Progressive--them with us. Please, if you have a roof leak, let us know right away so that we can notify Progressive.

The 2019 Budget planning and approval, thanks to Debbie Robertson's clear and concise accounting, went smoothly and we are looking forward to doing some necessary updates to our homes and grounds.

The Board has met and has taken steps to update two of our resolutions. The first is for Notification of Violation which also includes updates of the letters that will need to be sent. The second is for Assessment Delinquencies, also including updates to the associated letters. In the next couple of months, these will be reviewed by our attorney and then made a part of our Association management.

We've completed the termite inspections and I want to thank everyone for their response for scheduling and for opening their homes to accomplish this process. The report from Arizona Termite Specialists is still pending, but it appears the majority of our homes are free from termite evidence. Once I receive the report, I will pass on the information.

Within the first year of hiring Kachina as our management company, it became apparent that their style of management did not mesh well with our request for transparency. After continuous questions, redirection from us to them; and frustration on their lack of response; the Board decided and voted on nonrenewal of our contract at the end of 2018. In that process, we determined, through communication with our Homeowners, that returning to a five member Board and going to self management was a reasonable solution to our management.

I would like to thank and give credit to Debbie Robertson and Leslie Hine as Treasurers through this period for bringing to light concerns and questions regarding Kachina's management of our Association and staying on top of our accounts. Disentangling ourselves from Kachina has been challenging and Debbie has been key in making sure that corrections to our accounts have been made and past records have been returned to us.

In order to go to self management, the Board voted in November to go to a five member Board and we welcomed Pam Kaffer and Michael Moore who volunteered for these positions. At that time, Pam Dixon asked to step down from the presidency due to health issues. We are very grateful to each of these women for their dedication of time and talent to assist in the management of Las Torres. Pam Kaffer became secretary and

has worked at keeping records of our meetings, updating our documentations, contact information and gathering project bids. Michael Moore is a welcome and constant presence around our campus. Her love and goal is to make sure the lines of communication are open between the Homeowners and the Board and her willingness to lend a hand to projects seems limitless.

After many years as president, Pam Dixon has decided to end her tenure on the Board. We are grateful for her years of dedication to the Association and her willingness to pull a Board together in 2014 when that Board had disintegrated. She is a wealth of historical knowledge on Las Torres and is always happy to share that information with others.

Looking forward to the rest of 2019, we plan to refurbish all the flat roofs with hopes of scheduling them for the end of April or early May. The olive trees are scheduled for spraying on March 26. A notice will be sent to everyone regarding what to expect prior to this date.

We are currently working on a website for the Association. Once we have it up and running, we will be giving everyone information on what's on it and how to access it. We also have a new P.O. Box, email address and a lock box where you can hand deliver communications and payments. This Spring we will be updating the Homeowners' Manual and will be sending it out to everyone. This is an important resource and document for Homeowners regarding Las Torres dos and don'ts.

We've had suggestions from several people that we create a social committee to organize some gatherings where we can get to know each other a little better. We enthusiastically welcome anyone who would like to take on coordination of getting us together for some fun and camaraderie.

And finally, I want to thank all the Homeowners for their patience and support throughout this transition. Your supportive words and encouragement has helped us do this important work for our Association.

Respectfully submitted,

*Leigh Field Tollefson*  
President