

**La Solana Condominium Association  
Board of Directors Regular Meeting  
Held Via Zoom  
August 16, 2023**

**Board Members in Attendance:** Jan Smith, President; Sue Dunn, Vice President; Jack Mumford, Treasurer; Karen Gablesen, Secretary; Gregory Martin, Member-at-Large, Kathleen DeCoite, Property Manager

**Call to Order:** President Jan Smith called the meeting to order at 10:00am.

**Open Comments:** None

**Landscape Report:** CareScape's Steve La Manga introduced Santos Diaz who will be transitioning his landscaping crew to La Solana. Santos has worked for CareScape for over 20 years. Steve and his crew will be leaving to work at Asanti. Jan thanked Steve and his crew for all their service. Steve reciprocated, thanking La Solana. Moving forward, all communications will go through Mike Donovan. Rodrigo reported that they are working through the cycles. They water six days a week and drip irrigate 5 days a week. The approved turf areas by buildings 5 and 6 were treated. The pine trees between building 3 and 5 will be removed next week.

**City Property Management Report:** Kathleen reported there was one ARC request for door hardware that was pending. Greg stated he had approved it by email. The pool chillers work has been completed. There were two bee problems that have been resolved. One was at a water shut-off and was between the stucco.

**Staff Reports:**

**Maintenance:** Mike reported Santos from CareScape will take care of certain problems that are occurring on the property. Mike reported that the hot tub timer should be turned past 5 minutes to start it and it should not be turned off manually, as this causes breakage. It shuts itself off. The same issue occurs with the gas grills. It was suggested this should be communicated through the "Did You Know" blast. Also, signage could be put in these areas to alert users. A resident has suggested a bench be put by the car washing area to hold supplies. The suggestion was discussed and dismissed as being unnecessary. Jack questions why the maintenance supplies costs were over budget. Mike explained a number of lighting issues were at fault due to no longer having incandescent bulbs available and needing to switch to LED or CFL. We also have dimmer problems which might be costly to replace in the future as well as clubhouse lighting in the office and elsewhere.

**Office Staff:** Patti reported we are interviewing to fill the open office position. She is also getting packets ready for the Fall when resident activity increases. Cox is on property trying to decide where to best locate the WIFI for the pool area.

**Neighborhood Representative Report:** No Report.

**Approval of the Regular Board Meeting Minutes:** A motion was made and seconded to approve the minutes of the July 19, 2023 Regular Board meeting. Motion passed unanimously.

**Approval of Financial Report (Scorecard):** Jack Mumford, Treasurer reported that July had a YTD operating loss of (\$10,058.54). Supplies had some effect on the loss. The Reserve Fund is at \$492,065.30 an increase of \$29,510.13. The sealcoating and paving will be accounted for later in the year. A motion was made and seconded to accept the Treasurer's report. Motion passed unanimously.

## **Committee Reports:**

**Architectural Committee:** No report

**Long Range Planning Committee:** Karen reported that the committee has started meeting every two weeks. They are developing structure and questions for the Focus Groups that will be occurring sometime in the Fall.

**Social Committee:** Jan reported that there have been several popular parties held this summer with good attendance. There will be an elegant Wine and Cheese Party at the end of the summer. Pat, Becky and volunteers have done a great job this summer.

**Security Committee:** No problems have occurred.

## **Old Business:** None

## **New Business:**

- CareScape Overseed Proposal - A motion was made and seconded to accept the CareScape Overseed contact for \$5,042.00. This is a lower price than last year. The motion was accepted unanimously. Charge to Landscape Extras - #5290.
- CareScape Nutsedge Spray Proposal - A motion was made and seconded to accept the CareScape Nutsedge Spray in turf Proposal for \$926.00. This will be billed in three invoices after completion of each service. An additional application may be necessary 4 weeks after the initial spraying. The spraying will occur in the Spring and is recommended to be an annual occurrence. The motion was accepted unanimously. Charge to Landscape Extras - #5290.
- Rules and Regulations - Jack asked that the Board approve the Rules and Regulations with the understanding that there would be additional information on the La Solana website pertaining to the ARC requirements and the Sale of Condos. There was discussion of the correct spelling of La Solana. Should it be written with a space between the "a" and "S" and should it have a "tilde" over the first a? It was determined that the no space and the tilde would be used in situations that could use an artistic look such as the front entrance lettering and on business cards. The no tilde with a space (La Solana) would be used in documents and written communications. Karen suggested that the logo on the cover of the Rules and Regulations document could be adjusted to a normal proportion and offered Al Gablesen's assistance. She also suggested changes to the Table of Contents and offered to work on it. A motion was made and seconded to accept the Rules and Regulations as written with the cosmetic changes to be done. Following discussion the motion was unanimously approved.

**Adjournment:** The meeting was adjourned at 11:12am

## **Future Meetings:**

Board Chat on August 23, 2023 at 7:00pm in the Clubhouse

Board Workshop on September 13, 2023 at 10:00am Zoom

Regular Board Meeting on September 20, 2023 at 10:00am on Zoom

**Submitted by:** Karen Gablesen, Board Secretary