

**LaSolana Homeowners Association
Minutes of the Board of Directors Regular Meeting
Held in the LaSolana Clubhouse
November 17, 2021**

Call to Order

The regular meeting was called to order at 10am.

Board Members in Attendance

Jan Smith, President

Dallas Reynolds, Vice President

Jack Mumford, Treasurer

Gordon Kath. Member At Large

Brad Schaeffer, Community Manager, City Property Management

Rob Carr Resignation

A motion was made and seconded to accept the resignation of Rob Carr from the Board of Directors, effective immediately. Motion approved by unanimous vote.

Landscape Report

Steve LaMagna from Carescape provided a status report on landscape progress.

Neighborhood Representative Report

Bob Sylvester gave a report on neighborhood activities.

Staff Reports

Mike Donovan and Patti Farrell reported on maintenance and office activities.

Community Manager Report

Brad Schaeffer attended a meeting with representatives from Zona Wyyred, a company that plans to install wi-fi service throughout Sun City Grand to discuss the possibility of including LaSolana.

Approval of Minutes from Previous Board Meeting

A motion was made and seconded to approve the minutes of the October 19 Board meeting. Motion approved by unanimous vote.

Financial Report

A motion was made and seconded to approve the financial report. Motion approved by unanimous vote.

New Business

- a. **Architecture Review Committee Approvals** – A list of proposed actions reviewed by the Architectural Review Committee was presented for Board approval. A motion was made and seconded to approve the list. Motion approved by unanimous vote.
- b. **Carescape Turf Proposal** – A proposal from Carescape to apply pre-emergent weed control in two applications beginning in February or March of next year was deferred.
- c. **Turf Reduction** – Dallas Reynolds presented a proposal to replace turf in areas which don't support healthy Bermuda grass during the summer with gravel and ornamental plants. A motion was made and seconded to request Carescape to provide a quote to convert roughly 1000 sq. ft. of grass on the North side of Building 3. Motion approved by unanimous vote.
- d. **Architectural Review Committee Q&A** – A Q&A handout designed to inform residents of restrictions on modifications to their units was presented.
- e. **Pool Fence Repair** – A proposal from L&S Handyman Services to relocate the damaged pool entrance near the barbeque was discussed. A motion was made and seconded to approve the proposal for \$6942.80, to be funded by Reserve Account 9380 Gates-Entry. Motion approved by unanimous vote.

Old Business

- a. **Paving** – Plans to replace the final section of pavement on the west side of LaSolana are being deferred until early next year due to construction cost increases.
- b. **Roof Replacements** – Plans to replace flat roofs on Buildings 4, 6, and 7 will be revisited in 2022 due to major cost increases. An alternative to do minor patch and repair work will be investigated.
- c. **New Fountain** – A contract has been signed with Green Goddess to install a new fountain outside of the clubhouse.
- d. **Clubhouse Rentals** – Owners and tenants will be allowed to rent space in the clubhouse for private parties, subject to the rental policies and procedures approved prior to the COVID 19 pandemic. Wearing of masks is optional.
- e. **Entrance Signs** -- A proposal from Summit West Signs to replace both signs at the entrance to La Solana with signs of comparable style and appearance was discussed. A motion was made and seconded to approve the proposal for \$6118.35, to be funded by Reserve Account 9345 Signage. Motion approved by unanimous vote.

Adjournment

The meeting was adjourned at 11:45am.