

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the La Solana Clubhouse
April 20, 2022**

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

Board Members in Attendance: Jan Smith, President; Sue Dunn, Vice President; Jack Mumford, Treasurer; Karen Gablesen, Secretary; Gordon Kath, Member- At-Large; Sheryl Johnson, Community Manager, City Property Management

Open Comments: Jan Smith welcomed Susie Johnson to the meeting and reported that she will be attending the meetings to be better informed of the community happenings. Jan reported that Steve La Magna from Care Scape would not be attending the meeting and there would be no Landscaping report.

City Property Management Report: Sheryl Johnson reported that one of the heater/coolers for the pool has failed and needs to be replaced. There are 3 companies that sell the product we need and they are deciding upon the vendor to perform the service.

Architectural Submittals: A motion was made and seconded to accept the submittal forms that have been approved by the Architectural Review Committee. Motion passed unanimously.

Staff Reports:

Maintenance: Mike Donovan reported that Zona Wyyerd is working on bringing fiber optics into our buildings. Our current wiring is Cat 3, but we would need Cat 6 or 8. Rewiring throughout all our buildings would be very difficult and costly. Mike was questioned as to whether wireless would work to bring it into each unit? Mike said it would slow down the speed and it would be a challenge to get 5G. Cox and Century Link cannot use coaxial cable. Further study is needed to determine if Zona Wyyerd wifi is a cost effective option for La Solana.

Office Staff: Patti reported that the community is winding down from the busy season as residents are returning to their summer homes. She reminded residents to remember to sign-in and sign-out when they leave and return.

Neighborhood Representative Report: Bob Sylvester was unable to attend the meeting. No report.

Approval of Previous Board Meeting Minutes: A motion was made and seconded to approve the minutes of the March 16, 2022 Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave treasurer report. We have a small deficit of (\$6,434.84) due to repairs, old roof leaks and overage on utilities. The Reserve Fund increased by \$23,884.30. Motion was made and seconded to accept the financial report of March 16, 2022 Board meeting. Motion passed unanimously.

Old Business:

- **Flat Roof Update:** Building #6 is complete. Building #7 is being sprayed today. Building #4 will be getting some touch-up work done tomorrow.
- **Master lighting plan:** Gordon Kath reported that we have the preliminary drawings from the electrical consultant for the lollipop lights plan. We will meet with the consultant to review the plan. It was suggested that we take a close look between Building # 6 and 7 to determine the location of lighting pending the approval of a new and possibly larger fountain.
- **VF Electric, Inc.:** The plans for the carport lighting and the pricing were reviewed and approved by our lighting consultant. A motion was made and seconded to approve the VF Electric, Inc. carport lighting contract not to

exceed \$60,000. Motion was approved unanimously. Work will begin on May 23rd. Charge to Reserve Account 9555.

- **CareScape Turf Reduction:** A motion was made and seconded to approve the CareScape Revised 15219 Turf Reduction contract for \$27,943.50. Motion was approved unanimously. Charge to Landscape Extras Operating Budget Account 5290. This project will replace approximately 6875 square feet of turf with granite, river rock and new planting material. CareScape will remove sod, spray weed killer, expand and replace curbing as needed. They will reconfigure sprinkler heads and plant 72 shrubs. This project will save water and provide better curb appeal.

New Business:

- **2022 Mission Statement and Goals:** The 2022 Mission Statement and Goals are posted on the La Solana website.
- **CareScape – Annual Flowers Proposal:** A motion was made and seconded to approve the CareScape Spring 2022 Annual Flower Installation contract for \$3,852.00. Motion was approved unanimously. Charge to Landscape Extras - operating budget. The flowers will be planted in early May at the front entrance, pool area and clubhouse pots. There will be 72 flats that will have a lot more color. We have asked them to flood the areas so that the arrangements will look fuller.
- **Approval Long Range Planning Committee:** A motion was made and seconded to approve the formation of the La Solana Long Range Planning Committee. Motion was approved unanimously. The purpose of the Long Range Planning Committee is to liaison with the SCG Long Range Planning Committee, but also develop recommendations for a plan that will be unique to La Solana. The committee will consist of the following members: Jean McBrien, Chairperson, Dave Kearney, Deannie Price, Larry Truett and Karen Gablesen, Board Liaison
- **Building Painting Update:** Jack Mumford and a small group met with Sherwin Williams HOA consultant Brandon Beck to develop a process for selecting a choice of colors and themes to present to La Solana owners. Brandon provided contact information for a color design consultant to work with us. Sherwin Williams will also help us select painting vendors and the bidding process. Our goal is to approve color and theme by the 4th quarter 2022. The bidding process is planned for early 2023, with work commencing by year end 2023.
- **Summer Webex Meetings:** We will be having our monthly Board Workshops and Board Meetings as scheduled utilizing Webex during the summer months.
- **Approval of APS password:** The APS EV Pilot program was discussed. A motion was made and seconded to allow Karen Gablesen, Secretary of the La Solana Bd. of Directors to access the La Solana Condominium Association APS account #1201811000 in order to monitor and report back to the board any information related to the “Take Charge AZ Pilot For Multifamily Communities “ program. Motion was approved unanimously.
- **Security Discussion:** Jan Smith described what has been done so far regarding steps taken to improve security within the La Solana community and address the recent incidents. The Surprise Police Department says that lighting must be good. Gates are privacy, not security. We have developed a Neighborhood Watch with 2-4 people per building and tried to stress personal responsibility. Dallas Reynolds has gathered past incident data to be used for planning. Gordon Kath and Jan Smith are looking into a gate. They have learned that they need a traffic engineer involved and then probably a civil engineer. The board has looked into security cameras and will study further. Other ideas and current incidents were discussed. Jan and Gordon to talk with the City of Surprise to get recommendations on how to proceed with researching gates. Jan will meet with small resident group. The board will keep all residents informed as this study progresses.
- **Pine Tree Removal:** Pine trees (marked with red ribbons) are planned to be removed on May 8th.

Adjournment: The meeting was adjourned at 11:23pm.

Future Meetings: To be held on Webex at 10:00am (Phoenix time)

Board Workshop on May 11, 2022 * Regular Board Meeting on May 18, 2022 * Board Chat on May 25, 2022

Submitted by: Karen Gablesen, Board Secretary