

**La Solana Condominium Association
Board of Directors Regular Meeting
Held on WebEx Virtual Platform
August 17, 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 (via telephone); Kathleen DeCoite, Property Manager

Open Comments: Jan Smith asked for any resident comments. No responses

Landscape Report: Steve La Magna, Rodrigo and Steve Garner, Director of Operations were in attendance. Steve reported that Care Scape is currently doing cycle 1 work. The turf is in good condition. The Palm trees skinning and trimming are completed. Different flower options will be chosen for the clubhouse. We received this year's over seeding proposal for \$5,866, compared with \$4,000 last year. Grass seed has tripled in price since last year. It was determined that we would let the turf go dormant and then decide areas where turf reduction would be appropriate. We will postpone the over seeding proposal decision.

City Property Management Report: Kathleen reported the pool chiller repair was scheduled for Monday, but did not occur. There is a proposal out for the chiller replacement. There is a RFP for the fire monitoring service and 3 RFP's for a pool maintenance service. Currently, the tile is not being cleaned properly. Vortex was out and inspected the doors. We are waiting for a proposal to fix 9 doors.

Staff Reports:

Maintenance: Mike reported there was drywall and seam tape damage in 19 locations affecting all 7 buildings which he will repair. This was due to water pooling in 1st and 2nd floor ceilings after heavy rain. The Sherwin Williams painting consultant knows about this problem. The pool chiller repair person should be coming today to do the repair work. The new umbrella has arrived, but Mike will need to shorten it to match the others.

Office Staff: Patti reported that she and Susie are busy organizing the Clubhouse in preparation for the Fall busy season. A Blast with the latest news will be going out to the residents soon.

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 20, 2022 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave the treasurer's report. We had a YTD loss of \$54,146.07. Jack made a motion and it was seconded to reclassify the \$27,943.50 Turf Removal Project from the Operating Budget to the Turf Removal Reserve Fund #9930 in the Reserve Fund Budget. Motion passed unanimously. The Reserve Fund closed at \$244,749.53 an increase of \$23,274.34. A motion was made and seconded to accept the financial report of the July 20, 2022 Board meeting. Motion passed unanimously.

Architectural Requests: There were no requests for architectural changes needing approval this month.

Old Business:

- Master Lighting Plan – Community Lighting: Dallas reported that Eudjen, our lighting consultant, provided updated drawings incorporating our requested changes. The drawings have been sent to BF Electric to get a "ball park" bid. We have not received a response as yet. There are no lights for our review as yet.

- Painting Update – We continue to wait to hear from Julie, our color consultant, and Sherwin Williams regarding our color schemes choices.
- Smoking at the Pool – Sue Dunn reported that she meet with Carl and Cindy regarding moving the smoking area. It was determined that it would move to the far end of the maintenance building on a trial basis. Mike will move the umbrella, patio chairs and ashtray to that area. Existing pool furniture will be moved around the pool area to make that area functional.
- Security Update - The lighting project is proceeding as part of the security plan. The security gait study is tabled for now. Once Jan and Dallas have returned to the property, they will meet with Dezert Gaits to discuss their proposal and to compare that to the civil engineers report. Jan invited Lisa M. and Sue G. to attend that meeting via phone. Dave reported that there have been no further incidents reported at this time.

New Business:

- Fountain Replacement Proposal – Jan reviewed the CareScape proposal and discussion followed. Jack moved and it was seconded that we approve the CareScape Fountain Conversion proposal at the locations between Buildings 2&3 and Building 4&5 for \$5,742 charged to Fountain Replacement account #9340 in the Reserve Fund. Motion passed unanimously.

Adjournment: The meeting was adjourned at 11:05am.

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

Board Workshop on September 14, 2022 * Regular Board Meeting on September 21, 2022 * Board Chat on September 21, 2022 (Following Board Meeting)

Submitted by: Karen Gablesen, Board Secretary