

**LaSolana Homeowners Association
Minutes of the Board of Directors Regular Meeting
Held in the Sagebrush Room at SCG Plaza
February 8, 2022**

Call to Order

The regular meeting was called to order at 10:27am.

Board Members in Attendance

Jan Smith, President

Sue Dunn, Vice President

Karen Gablesen, Secretary

Jack Mumford, Treasurer

Gordon Kath. Member At Large

Brad Schaeffer, Community Manager, City Property Management

Election of Officers

Following the election of Sue Dunn and Karen Gablesen to the Board of Directors at the Annual Meeting, motions were made, seconded, and approved unanimously to appoint officers to the positions listed above.

Landscape Report

Steve LaMagna from Carescape provided a status report on landscape maintenance. He reported efforts to repair a water main leak at Building #3 and to replace a backflow valve at Building #4. The new irrigation system smart controllers will be installed soon.

Staff Reports

- **Maintenance** Mike Donovan remained at LaSolana overseeing pool spa repairs and did not report on maintenance.
- **Office Staff** Patti Farrell recognized the addition of Susan Johnson to the office staff. She also reported that 32 new owners have moved to LaSolana in the past year.

Community Manager Report

- Brad Schaeffer reported that work had begun on installing the new fountain at the clubhouse entrance. He also stated we were pursuing a contract with Southwest Roofing Consultants to perform roof sealing repairs on Buildings #4, #6, and #7 for a total cost of \$99,000. The contract will include a 5-year warranty and will allow us to defer major roof replacements on those buildings.

Approval of Minutes from Previous Board Meeting

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

Financial Report

A motion was made and seconded to approve the financial report, which included a discussion of both Operating Budgets and the Reserve Fund. Motion approved by unanimous vote.

New Business

- a. **Clubhouse Access and Food Restrictions** – Deferred until the March Board meeting.
- b. **Beauty Shop** – The operator of Lee’s Beauty Salon plans to retire effective March 25. The Board plans to rent the salon to a new stylist as soon as possible.
- c. **Cleaning Services** – Our cleaning service has resigned due to a lack of labor. City Property Management is looking for a replacement vendor.
- d. **Board Advisory Committee** – A motion was submitted, seconded, and approved unanimously to create a Board Advisory Committee consisting of former Board members Dave Kearney, Dallas Reynolds, and Larry Truett.
- e. **Architectural Review Submissions** – A list of Architectural Submittals presented for approval by the Architectural Review Committee was approved unanimously.
- f. **Pool Spa Leak Repair** -- A motion was made, seconded, and approved unanimously to approve a contract with M.E.H Pools Services, Inc. to repair a leak in the water line servicing the pool spa.

Old Business

- a. **Master Lighting Plan Update** -- Gordon Kath provided an update on the Master Lighting Plan. Replacement of carport lamps with LED’s is nearly completed. Bids to add additional carport lamps are being solicited. We are working with a consultant to assist in replacing and extending lollipop lamps.

Adjournment

The meeting was adjourned at 11:47am.

Future Meetings

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|-----------------------|-------------|------|-----------|
| • Chat with the Board | February 16 | 10am | Clubhouse |
| • Board Workshop | March 9 | 10am | Clubhouse |
| • March Board Meeting | March 16 | 10am | Clubhouse |
| • Chat with the Board | March 23 | 10am | Clubhouse |
| • Board Workshop | April 13 | 10am | Clubhouse |
| • April Board Meeting | April 20 | 10am | Clubhouse |

