

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
July 17, 2024**

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

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

Open Comments: None

Landscape Report: Santos from CareScape reported due to the browning of our grass behind building 5, a Turf and Irrigation review was done on 7/11/24 and controllers A and B were repaired. Following that, the controllers were tampered with. The ground wires were pulled out of the controllers and multiple wires were cut that affect the valves that water the turf. Eight other associations have also experienced the same malicious acts and were reported to the City of Surprise. It was suggested that hasp locks should be added to the valve boxes and they should immediately be bolted. Santos will send sample suggestions. The 2 pine trees and the pear tree removals have been completed. The Mexican Fan Palms have been trimmed. The California Palms are scheduled to be done July 22-26th. Santos requested we make a decision on our front entrance median planting plan and our spring over seeding needs so that CareScape can order materials as needed.

City Property Management Report: Kathleen introduced April Lord, the City Property VP for Management Services to the Board. She is interested in knowing more about our community. Kathleen reported the following work has been completed: crosswalk at the front entrance painting, elevator pump room AC repair work, tree trimming and tree removal. We are waiting for golf cart parking cover and gait repair work to be completed. Kathleen is still working on roof consultant contract. Discussion followed regarding insurance coverage for the water losses the association has recently experienced. They all have fallen under our 25K deductible. It was determined we would invite our insurance agent to our next Board Workshop to give us more clarification of our coverage. A motion was made and seconded to authorize City Property Management to engage the attorney to review our CC&R's and develop an "Insurance and Maintenance Responsibility Matrix" and report back to the Board of Directors. The motion passed unanimously.

Staff Reports:

Maintenance: Mike reported the elevator pump room plug line is being fixed. The telephone line in Elevator 2 is down.

Office Staff: Patti reported she and Debbie were busy keeping the painting information board updated with the current painting schedule. Jordon's emails have been very helpful. There have been resident questions regarding patios, but everything seems to be going smoothly. All previous and new ARC Request forms are now located in the individual residents' condo files. The Social Committee has been very active this summer. Nineteen condo units are currently for sale. It appears some sales reps. are providing new condo buyers with misinformation.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the June 12, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the June Operating Budget had a net loss of (\$29,543.89) primarily due to water damage maintenance. The Reserve Fund decreased by (\$18,253.53) due to painting project expenses leaving a total of \$545,553.01. A motion was made and seconded to accept the treasurer's report. The motion passed unanimously.

Committee Reports:

Architectural Committee: it was reported there were 2 requests processed this past month.

Long Range Planning Committee: No Report

Social Committee: No Report.

Security Committee: No Report.

New Business:

The water leak behind building 5 needs repair. A discussion followed indicating that Rainforest could start the repair perhaps within 24 hours by using one of two different methods. A motion was made and seconded to have Rainforest fix the water leak behind building 5 with the use of a hydrovac not to exceed \$8,000. The motion was accepted unanimously. Charge to Building Maintenance #5215.

Old Business:

Painting Project Update:

Sue reported that there are some add-on change work orders for buildings 1 to 3. They will be starting work in buildings 4 and 5. There will be a meeting with Frank, Jordan, Ricardo, Mike, Jan and Dallas to discuss carports and prep topics. Dallas reported the drywall repairs are more extensive than originally thought. The change order approval process goes as follows: After Mike and Frank have discussed, Jordan will only accept the change order from the Board. Jan will sign-off in the morning and Sue in the afternoon.

2024 Goals:

Jan reported the 2024 Goals preparation was started in January. Due to the anticipation of the Long Range Plan Goals that would soon be forthcoming, further 2024 Goals planning was put on hold. Karen reported that at the June Workshop, the goals were completed and became ready for approval. A motion was made and seconded to accept the 2024 Goals as presented. The motion was accepted unanimously.

Adjournment: The meeting was adjourned at 12:00pm

Future Meetings:

Board Workshop - August 14, 2024 at 10:00am Via Zoom

Board Meeting - August 21, 2024 at 10:00am Via Zoom

Submitted by: Karen Gablesen, Board Secretary