

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the La Solana Clubhouse
March 15, 2023**

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

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

Open Comments: Jan asked for resident comments. No comments came forth.

Landscape Report: CareScape's Rodrigo and his brother, Noe, reported they are working through area 2. Five (5) Pine and one (1) Palo Verde trees have been removed. The turf is in good health and weeds are being removed. The proposal for the main entrance will be ready in a week or two.

City Property Management Report: Kathleen reported Vortex door repair is still waiting for parts. AZ elevator is also waiting for the panels. The entrance new signage has been installed. New address numbers will be installed March 29th. Address numbers for the East driveway will be discussed at the next Board Workshop. Jack commented that at night the signage is not properly lighted. Mike and Kathleen will address this issue.

Staff Reports:

Maintenance: Mike reported on the Wyerd Fiber construction plans. There will be 3 pre-construction meetings for residents at which time they will learn about the service and can pre-sign-up if they choose to. Programs are available to residents at their office building next door to La Solana where they will teach streaming etc. 2 to 3 exits of a building will be closed for 4 to 5 days while work is being done for each building. Wiring access into units varies. Service will be available in the Clubhouse and pool. There was a question whether the grill in the pool area is working properly. Mike will address the issue.

Office Staff: Patti reminded residents that we should all be mindful to keep noise levels down after 10:00pm. Also, noise should be limited when exiting and entering the buildings in the evenings and mornings. Patti announced this month's addition of the "Town Crier Newsletter" is available through emails and hard copies in the Clubhouse.

Neighborhood Representative Report: Jan reported for Adrienne Kirschner, Rep. that the Grand Board of Directors elections are completed. The Falls Restaurant will open on March 25th with reservations only. Jan reported that the menu looks like it will please many people.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the February 9, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer presented the treasurer's report for January 2023 as the February information is not yet completed by City Property. Jack reported that our operating expenses were less than budgeted by \$3,058.34. The reserve fund has increased by \$22,900.74 to a total of \$340,853.35. A motion was made and seconded to accept the financial report. Motion passed unanimously.

Committee Reports:

Architectural Requests: Sue Dunn and Greg Martin reported that 3 tankless water heater requests and a request to install electrical and plumbing for a water softener were not approved due to the absence of a permit from the City of Surprise. These requests can be re-submitted with the proper permitting.

Long Range Planning Committee: Karen Gablesen reported for Jean Mc Brien who is recovering from surgery so was unable to attend the meeting. Approximately 68% of the surveys were completed and returned. Results are being compiled and will be given to the Board for review by the end of next week. Focus groups are being developed to include all residents in the process. Different groups such as, the ARC Committee, seasonal residents etc., will be invited to attend a focus group in the near future.

Social Committee: Jack Mumford reported the 60's and 70's Party will take place tonight at 5:00pm. The Social Committee is planning a pool party to take place in two weeks. Easter Dinner is being planned as well as 1-2 more pool parties to wrap up this year's Social Committee planning.

Security Committee: Jan reported in Dave Kearney's absence, that there have not been any recent security issues.

Old Business:

- **Master Lighting Plan – Community Lighting:** Dallas reported that the master plan started about 2 years ago. Only one out of five companies showed up for the recent bidding process. The bid was nearly twice what the original bid had been. Dallas has presented the Board with a report including 6 alternative lights and all the pertinent information gathered during this process. He recommended we put the project on pause to let the current bidding environment hopefully improve. Sue Dunn suggested in the meantime we paint the existing lollipop lights to improve their appearance. Mike will take care of this. The consultant will be contacted to advise us how to handle the two temporary light fixtures.

New Business:

- **Benches -** Jan described the benches that have been chosen for various seating areas around the property. There is a 4 week lead time for delivery. Volunteers have been identified to assemble the benches once delivered. A motion was made and seconded to accept the Park Warehouse quote for 6 benches for a cost of \$3,707.82. The motion passed unanimously. Charge to Landscape Extras account #5290.
- **Landscape Proposal -** Jan reviewed the CareScape proposal to plant trees and shrubs to replace the recently removed 5 Pine trees and 1 Palo Verde tree from behind Building 5. Discussion followed. A motion was made and seconded to accept the CareScape proposal to plant the referenced trees and shrubs at a cost of \$1,942.50. The motion passed unanimously. Charge to Landscape Extras account #5290.

Adjournment: The meeting was adjourned at 11:00am.

Future Meetings:

Chat with the Board on March 22, 2023 in Clubhouse at 7:00pm

Board Workshop on April 12, 2023 in Clubhouse at 10:00am

Regular Board Meeting on April 19, 2023 in Clubhouse at 10:00am

Submitted by: Karen Gablesen, Board Secretary