

**La Solana Condominium Association
Board of Directors Regular Meeting
Held on WebEx Virtual Platform
June 15, 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; Kathleen DeCoite, Property Manager

Open Comments: Jan Smith asked for any resident comments. Adrienne asked about the water fountains project. Jan reported there has been no further progress with the fountains and the project would be forwarded to a future Board Workshop.

Landscape Report: Steve La Magna reported that Care Scape is currently doing the normal cycle trimming. The turf is coming through better now. They have started removing turf and have addressed an irrigation system problem. They are also doing general clean-up caused by recent winds. The palm tree trimming will begin in the next couple of weeks in the pool area. The turf conversion construction project will also be revving up the next couple weeks. This afternoon Sue, Jan and Steve will be discussing the plantings for those areas. The bush trimming program has begun transitioning into a more natural state style of trimming.

City Property Management Report: Kathleen reported that work is being done on the “Action List” that she provided for the Board Workshop. We are getting a bid to add horizontal bars for the bike cage to make it more secure. Progress is being made on the cleaning of the pool, spa and fountain tile, on the drain problem between Buildings 3 and 4, on replacing the #2 decal on the Building 2 doors and adjusting the door hinges that are out of alignment on many building doors. She is working on getting a paving consultant to look at completing the remaining paving project. Clubhouse carpets and furniture cleaning will take place June 17th. We are awaiting the final report on the carport lighting project before they receive their final check. We received last year’s fire systems inspection report from Triple A. This year’s inspection will be in July. We need to get a new contract with them. The beauty shop flooring replacement is complete.

Staff Reports:

Maintenance: Mike Donovan reported that the new flooring was completed in the Beauty Salon. Mike installed the ceiling fan. The fan runs off the switch that turns on the light. In the future Mike would like to run another line to the fan so that it would run off the second switch.

Office Staff: Patti reported that the Clubhouse will be closed all day on Friday for the carpet and furniture cleaning. Residents can take the plastic protection off the furniture on Saturday. Adrienne asked if other residents might need their carpets cleaned and if so, could a “shout-out” be made to the community to coordinate their cleaning as a group to decrease the cost? Patti suggested that Adrienne talk to her later to see if it would be feasible.

Neighborhood Representative Report: Bob Sylvester gave a report from June 3rd meeting. Rod Rankin reported on the progress of The Falls Restaurant construction project. Bob suggested that we look into the “Mail Chip” program to do our Blasts.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the May 18, 2022 Regular Board meeting. Motion passed unanimously.

Approval of the Special Board Meeting Minutes: A motion was made and seconded to approve the minutes of the June 4, 2022 Special Board Meeting. Motion passed unanimously. Jack explained that the special meeting was held to get board approval to install the new tile floor and ceiling fan in the beauty salon, as the time frame to complete the project was very short.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave the treasurer's report. We still have a net loss of around \$21,000 which is decreased from last month. However, we received a payment from the Employee Retention Tax Credit (ERTC) for \$44,000. A motion was made and seconded to accept the financial report of the May 18, 2022 Board meeting. Motion passed unanimously.

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

Old Business:

- Master Lighting Plan – Community Lighting: Gordon Kath reported that the carport project is completed. Gordon and Sue Dunn had a conversation about the community lighting project. They suggested that we not delete the lights that Dallas previously suggested we delete from the consultant's proposed plan. Dallas reviewed the plan changes he proposed. Sue suggested that they wait until Dallas returns to La Solana on the 23rd and they look at the West side of Buildings 2, 3 and 4 with the light bulbs removed to get the full effect of the carport lighting effectiveness. Sue stated her concern about the aesthetic effect of removing some of the lights. It was also agreed upon to put the project on hold until we get the pricing of the pole lights and have a sample to see the lighting effect that it produces. Then we can get a ballpark idea of the cost to be able to proceed to get 1 or 2 preliminary contractor bids.
- Pool shower repair: Kathleen talked to the service manager of Pool Worx. The pool shower area tiling project will begin by the end of next week. They have the plans and it will be the same cost and the same tiles as the original quote. Dave Kearney brought up the need for residents to have a firm start date so that they can shower at home if they are going to use the pool. Jan questioned if the palm trimming would be going on at the same time. Also the tile cleaning of the pool, spa and fountain will need to be considered in the scheduling.
- Security Update: Dave Kearney reported that he feels the carport lighting is amazing. He reported about the suggestion for additional lighting behind Mike's maintenance building that was discussed at the Board Workshop. He then learned from Mike that the security cameras that are already in place do better with less light. We should be getting a gates feasibility report from Tom Burkes, the civil engineer, by our next Board meeting.
- Turf Reduction: Work has begun. Sue Dunn and Jan Smith will be talking to Steve from Care Scape to determine plantings for these areas and also to talk about replacements for the 2 trees that are to be removed from outside of the front wall.

New Business:

- Pool Chiller: We have no information as yet.
- Pool Cleaning Proposal: Kathleen reported that Creative Waters, LLC would take the water level down below the tile, do the glass bead cleaning process and put a sealer of the tiles for a cost of \$1,300.00. Kathleen will see if cleaning the shower tile can be done at the same time. Discussion followed regarding scheduling this project as well as the shower tiling project and the palm tree trimming project. It was tentatively decided that the shower tile project should start on June 24th and could last until the 29th and that Care Scape could do the tree trimming around the pool on June 30th. All of the

scheduling will need to be worked out. A motion was made and seconded to accept the Creative Water, LLC contract to clean the pool, spa and fountain in pool area with the glass bead process for \$1,300.00. The motion was approved unanimously. Charge to Pool and Spa Repairs Account 5335.

Adjournment: The meeting was adjourned at 10:58am.

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

Board Workshop on July 13, 2022 * Regular Board Meeting on July 20, 2022 * Board Chat on July 20, 2022
(Following Board Meeting)

Submitted by: Karen Gablesen, Board Secretary