

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the Clubhouse
January 18, 2023**

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; Kathleen DeCoite, Property Manager

Open Comments: Jan asked for resident comments. Martha from Building #6 reported that she was unable to join the last Board meeting on WebEx. It was unclear why WebEx did not let her into the meeting. No further question came forward.

Landscape Report: CareScape's Steve La Magna and Rodrigo reported they continue working through the cycle. Tree debris is being removed from sidewalks. Certain plants were removed as requested and failing flowers are being replaced as indicated. The irrigation drip system has been turned off due to recent rainfall and will be restarted in a couple of days. They have added staff and are now able to clean sidewalks soiled during work operations. Five pine trees will be removed from Buildings 2, 4 and 7 in mid to late February.

City Property Management Report: Kathleen reported she is still working on the pool chiller and the gate pad repair work orders. She also reported that the Board Minutes have been posted to the City Property and La Solana websites.

Staff Reports:

Maintenance: Mike reported the pool decking is being fixed this week. The mail room painting will be done after the moisture following the rains has dissipated. Mike will be meeting with Zona Wyyerd after the Board Meeting. They would like a condo toward the center of a building to volunteer to be wired. They need to see how they will be able to install the fiber optic cable through the interior walls. They should be completed with installation by the end of February to the second week of March. The bike cage is full and not all bikes are being used. Bikes that are not being used should be removed as the cage is not for storage usage. There was discussion regarding using the movie room for TV watching. Our system can be set to stream. The Board will take this under consideration.

Office Staff: Patti announced that the Annual Meeting will be February 9th. She requested anyone with a change of address or phone number should call the office so that the La Solana Directory can be updated. She also has copies of insurance certificates for those who may need them for refinancing etc. Patti stated that for emergency purposes, the office needs the name and phone number of the local person watching an owners' condo in their absence.

Neighborhood Representative Report: No report provided at the meeting. Adrienne will include parts of her Neighborhood Reps report in the Newsletter. The office will email the Newsletter to all residents and there will be hard copies available in the office.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the December 21, 2022 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave a preliminary treasurer's report. The Operating budget YTD deficit has been reduced to \$10,534.07. Because we had a surplus of approximately \$36,000 last year from the Employee Tax Credit, we can run a deficit up to that amount. The Reserve Fund has increased to

\$317,952.61. A motion was made and seconded to accept the financial report of the December 21, 2022 Board meeting. Motion passed unanimously.

Committee Reports:

Architectural Requests: There are two requests waiting for permits with no new requests to be voted on.

Long Range Planning Committee: Jean Mc Brien reported that the LRP Resident Survey has been distributed to the Residents. 40% of the surveys have been completed. Printed copies are in the office which are available to residents that don't have email. The survey results will be used to set goals for 10 years. Surveys must be returned by Monday, January 23, 2023.

Social Committee: Vicky reported that the Soup Dinner will take place on February 1, 2023 at 5:00pm. The required sign-up will take place Tuesday 9:30-11:00 and Wednesday 1:00-2:30. Those who do not bring food are requested to provide a monetary donation. There will be socials on the first and third Wednesdays of the month. The committee is looking for hosts. There was discussion regarding how to use the Clubhouse in the mornings. Suggestions included: Exercise class, added coffees, monthly birthday club, crocheting and knitting, floral arranging and viewing U-Tube videos on How-To's for men if TV viewing is available. Other discussion involved how to encourage new residents to participate in activities. Patti announced that residents that want to order name tags should let her know. They are \$13.00 per tag.

Security Committee: Dave reported that there have been no security issues. He announced that residents should let the office know of offenses relating to cars or bikes and only the La Solana Office should put notes on those that are in non-compliance. He gave a reminder to always lock your cars doors.

Old Business:

- Master Lighting Plan – Community Lighting: Dallas reported that the third layout of the lighting plan to replace the lollipop lights has been sent to the engineering consultant. Once plans are finalized they will be sent out to bid. Sue G. reported that lights up front around Clubhouse are not on in the early morning. Mike reported that all the lights are on celestial timers.
- Vortex Doors Proposal – Nine doors require immediate repair including Building 1 with 3 doors, Building 6 with 2 doors and Building 7 with 4 doors. Doors in other buildings will be inspected in the future. A motion was made and seconded to accept the Vortex proposal to repair 9 doors for \$4,294.98 to be put in Building Repairs #5215. Motion was accepted unanimously.
- Elevator Repair Proposal – The panels in elevators in Building 1 have peeling edges that Mike has needed to repair every six months. The panels need replacing. A motion was made and seconded to accept the Arizona Elevator Solutions Proposal to replace 7 panels in the two elevators in Building 1 for \$10,980.00 to be put in the Elevator Maintenance account. The motion passed unanimously.

New Business:

- Jan Smith announced that Gordon Kath submitted a letter of resignation from the Board of Directors effective January 31st, 2023 due to health reasons. She thanked Gordon for his service. A motion was made and seconded to accept Gordon Kath's resignation. Motion accepted unanimously.
- Metal Agave Proposal (Moon Valley Nursery) – Jan reviewed the plan to install the 3 metal agave sculptures at the ends inside of each building. A motion was made and seconded to accept the Moon Valley Proposal for 39 metal agave sculptures plus delivery and metal stakes from Amazon not to exceed \$4,000.00 to account Landscaping Extras in operating budget. Motion was accepted unanimously.

- Kathleen reported that the front signage has gone into production at Summit West Signs and will be coming soon. The Pool Gate repair will be done this Friday. A question was asked if the side entrance will have a sign also. It will be taken under board consideration.
- Greg Martin reported that water softeners require electrical and drain modifications. Surprise has very soft water and a water softener is unnecessary.

Adjournment: The meeting was adjourned at 11:35am.

Future Meetings:

Board Workshop and Chat on February 8, 2023 in Clubhouse

Annual Meeting and Regular Board Meeting following on February 9, 2023 (Sagebrush Room, Sonoran Plaza)

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

Submitted by: Karen Gablesen, Board Secretary