

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
July 19, 2023**

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

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

Open Comments: None

Landscape Report: CareScape's Abby and Adam the Arbor Manager gave reports for CareScape. They are working through the regular cycles. Abby reviewed the watering schedule as currently being 6 days per week and drip watering 3 days per week. Adam reported the Palm Tree trimming in the pool area is now completed. The 2024 contract refers to 5 Pine Trees to be trimmed per year. Adam explained they will remove dead material and cut back branches from the buildings. The trees do not regrow sprouts and will not need to be trimmed again. CareScape will trim 5 trees per year depending on which trees need it the most. The 5 pine trees that will be removed will be chosen at the time of tree removal.

City Property Management Report: Kathleen reported there is difficulty with the new pool chiller and the other chiller is not working. Airflow will be out soon to see if there is a solution. The sealcoating project has been completed. Pinnacle Paving will be returning to complete the punch list items. The bee removal was completed on June 26th. AAA will be doing the annual inspection of the alarms and fire extinguishers soon.

Staff Reports:

Maintenance: Mike reported Wyyerd completed La Solana's connection and resident unit connections began Monday, June 17th. The pool chiller problem is probably due to the recent high temperatures making it difficult for the chiller to keep up with the demand. We will only be running the chiller at night until Airflow tells us what can be done to fix this situation. Airflow has not been scheduled as yet.

Office Staff: Patti reported that Michelle Miller, our new office employee, is doing well. She is very organized and asks good questions.

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 21, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer reported that June had a YTD operating loss of (\$6,892.94). This was less than May due to reclassifying the elevator panel replacements (\$11,694.24) from the Operating Budget to Reserves. Utility costs are well above budget at (\$13,218.68). Jack analyzed our gas costs from 2016 to present. Our total gas usage dropped 12% but, our total cost increased 25% over that period of time due to the increase in cost per therm. Jack will next study our electricity costs. The Reserve Fund is at \$462,555.17 an increase of \$28,508.80. The sealcoating and paving will be accounted for later in the year. A motion was made and seconded to accept the Treasurer's report. Motion passed unanimously.

Committee Reports:

Architectural Committee: A motion was made and seconded to accept Joe Wojtasiak from Building 2 as a new member of the ARC Committee. Motion passed unanimously. The committee now consists of Bill Hyde, Joe Wojtasiak and Greg Martin as Board Liaison. There is a need for a walk-through of the buildings to identify rule infractions. Bill, Joe and Patti will do this on a scheduled basis which needs to be developed. They will include Mike if needed. Patti or Michelle will make the first telephone contact with the condo owner. If the infraction is not remedied, Kathleen will send the first letter. The normal penalty process will be followed. Greg Martin is working on a revised format to the ARC submittal form. It or a "standards addendum" will identify and detail the exact products that have been approved for addition to or replacement of original elements of the limited common areas. This standards document would also be available in the office.

Long Range Planning Committee: Karen reported that Jean Mc Brien is calling residents that showed interest in becoming members of the LRP Committee. Once the new members of the committee are identified the committee will resume activity.

Social Committee: The Ice Cream and Float Social will take place tonight. There was discussion regarding the temperature control in the Clubhouse. The main social room cools effectively. The Office, Library, Computer Room and Storage Room all heat up during the night. It has been determined that the temperature increases when the air cannot escape from the rooms with closed doors at night. It was suggested that we hire a contractor to evaluate the situation and make recommendations.

Security Committee: Nothing to report.

Old Business: None

New Business:

- Cox Communications - Jan Smith and Larry Truitt reported that our current average bill from Cox is \$1,184.06. Our Cox contract expires in August. Our new proposal would still support 16 phone lines. Instead of 1 access point we would move to 3 access points for WiFi. That should improve our coverage in the Clubhouse and the pool area. It will cost \$270 for a one time installation fee. Our proposed cost would be \$1,188.00 including fees and taxes per month for a 3 year contract period. A motion was made and seconded to accept the contract as proposed. It was accepted unanimously. Charge to Cox Account #5160
- CareScape 3-Year Tree Trimming Proposal - The proposal would cost \$37,611 for 3 years with billing done as work is completed. This does not include the palm tree trimming which will be proposed next May or June and billed in July of next year. A motion was made and seconded to accept the contract as proposed. It was accepted unanimously. Charge to Landscape Extras - #5290.

Adjournment: The meeting was adjourned at 11:07am.

Future Meetings:

Board Chat on July 26, 2023 at 7:00pm in the Clubhouse

Board Workshop on August 9, 2023 at 10:00am Zoom

Regular Board Meeting on August 16, 2023 at 10:00am on Zoom

Submitted by: Karen Gablesen, Board Secretary