

**La Solana Condominium Association
Board of Directors Regular Meeting
Via Zoom
October 18, 2023**

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

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

Open Comments: None

Landscape Report: CareScape's Santos Diaz was unable to attend. No report

City Property Management Report: Kathleen reported there was 1 ARC request that was approved. Work continues on plans for the painting project. She is working to get an inspection date from AAA Elevator Inspection.

Staff Reports:

Maintenance: Mike reminded everyone to stay off the grass until after the first cut which should occur next Wednesday. Three sections of the parking structures were damaged during the paving project. The company is working to get those repaired. Mike is working on improving the lighting on the entrance monument signs. He has installed new sleeves on the hot tub and pool bars. He has also painted the mailroom floor.

Office Staff: Patti stated there is nothing new to report.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the September 20, 2023 Regular Board meeting. Motion passed unanimously with those present. Greg Martin, absent.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer reported that September had a YTD operating gain of \$1,980.88. The Reserve Fund is at \$511,720.83 a decrease of (\$8,385.81). A motion was made and seconded to accept the Treasurer's report. Motion passed with Greg Martin absent. Jack then presented the FY-2024 Proposed Budget which shows a 3.7% increase in Homeowner's Assessments over this year's budget. This increase is equal to the annual increase in the Cost of Living Index for the 12 months ending September 30, 2023. Discussion followed. A motion was made and seconded to accept the FY-2024 Operating Budget and Reserve Fund. The motion passed unanimously with those present. Greg Martin, absent.

Committee Reports:

Architectural Committee: No report

Long Range Planning Committee: Karen reported the committee continues to meet every two weeks in preparation for upcoming Focus Groups. Paint colors for the buildings may be included in upcoming Focus Groups discussions but is yet to be determined.

Social Committee: No report.

Security Committee: Dave Kearney reported he received a text around 10:00pm on Sunday regarding suspicious activity between building 4 and 5, along the back wall. Dave investigated and found it to be a non-issue. He thanked the reporter and said they did the right thing (if you see something, say something).

Old Business: None

New Business:

- Painting Project Consultant - Dallas Reynold's reported that he wrote a 5 phase organizational process for the upcoming building painting project. He shared this process plan with Matt Nicodemis, our chosen painting consultant, who would participate in all phases of our project at a rate of \$150/hour. The Board will be in control of when we need his services. Jan reviewed the paint planning process that has occurred to date. Dana Jarvis, our ColorVision consultant is helping us choose the colors. A motion was made and seconded to accept Matt Nicodemis, from Considerate Finish Painting for planning and directing our building painting project at \$150.00/hour, not to exceed \$10K. Following discussion, the motion passed unanimously with those present. Greg Martin, absent. Charge to Reserve Fund #9670 - Paint Building Exterior
- Landscape Proposal - Jan reviewed the Fall Planting 2023 Proposal from CareScape for planting 51 plants to replace dead or dying plants. The proposed amount was inaccurate as some of the plants were to be replaced at no cost or replaced with larger plants. CareScape will need to amend the proposal. After discussion and because now is the best time to plant, a motion was made and seconded to accept the CareScape Fall Planting 2023 proposal to plant 51 replacement plants, the cost of which will be revised by CareScape and re-voted on by the Board via e-mail, the amount of which is not to exceed \$2,000.00. The motion passed unanimously with those present. Greg Martin, absent. Charge to account Landscape Extra's - #5290.
- 2024 Budget - Reported above under Treasurer's Report

Jan announced that a Pizza Party, the last Social of the summer would take place tonight at 5:00 pm in the Clubhouse.

Adjournment: The meeting was adjourned at 10:57 am

Future Meetings:

Chat today at 1:00 pm in Clubhouse to discuss 2024 Budget

Chat on October 25, 2023 at 7:00 pm in the Clubhouse

Board Workshop on November 8, 2023 at 10:00 am in the Clubhouse

Submitted by: Karen Gablesen, Board Secretary