

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
August 21, 2024**

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

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

Open Comments: None

Landscape Report: Santos from CareScape reported they are identifying and counting all plants being destroyed by painting crew. The Board requested Santos develop a list of damaged plants after each building's painting has been completed. They will begin scalping the turf within 30 days. They will begin renovating the bougainvillea's or privets after the holidays. The entrance median proposal has not as yet been approved. Santos will share a letter with us, developed by the University of Arizona that discusses summer plant stress to help us with future plant selections.

City Property Management Report: Kathleen introduced Joni Smith, Account Manager for LaBarre/Oksnee who explained that our insurance coverage must follow our CC&R's. Our Association's insurance is primary and the Unit Owner's is secondary. If the CC&R's state the Association maintains an item it is responsible. If the C&R's say the Unit owner maintains an item, they are responsible. If Unit Owner gets work done, the Association should get a receipt showing the work was done. Kathleen reported that the lighting project is on hold until next year. New specs are currently being developed. The pending golf cart structure and trash gate repairs proposals are in process. Kathleen is pursuing a proposal for a roofing consultant to provide an annual inspection of the roofs. Mike will do his recurring roof inspections, provide photos of the roofs after cleaning and report on findings in his weekly reports. Work orders completed include main water line to Building 2, pool pump repair and bee infestations.

Staff Reports:

Maintenance: Mike reported that a decision needs to be made regarding the front monument lighting project. Metro Fire is currently working on the power supply problem in Building 1. Kathleen is working on a proposal for inspection and maintenance of the fire system.

Office Staff: Patti reported she purchased and Mike planted metal agave plants for the front of Clubhouse large pots. She has heard many compliments regarding the newly painted color and appearance of the Clubhouse. Patti is also working on updating the Resident Directory.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the July 17, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the July Operating Budget had a net loss of (\$33,440.55) primarily due to water damage maintenance. The Reserve Fund ended July with a total of \$569,213.48. A motion was made and seconded to accept the treasurer's report. The motion passed unanimously.

Committee Reports:

Architectural Committee: Greg reported there was 1 request processed and 2 awaiting permitting proof this past month.

Long Range Planning Committee: Jan reported that she and Karen are working on actions to complete the 2024 Goals.

Social Committee: The Committee and volunteers have provided several successful social events throughout the summer months.

Security Committee: No Report.

New Business: None

Old Business:

Painting Project Update: Dallas reported the painters will be completing the metal work in Building 1 courtyard interior on Friday. Monday and Tuesday they will be doing touch up. On Friday they will be power washing Building 2. Mike will be working with Frank and contractor to organize a final clean-up for each building as they are completed.

Adjournment: The meeting was adjourned at 11:15am

Future Meetings:

Board Workshop - September 11, 2024 at 10:00am Via Zoom

Board Meeting - September 18, 2024 at 10:00am Via Zoom

Submitted by: Karen Gablesen, Board Secretary