

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the La Solana Clubhouse
March 13, 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: 1. Jan reported a pool vandalism incident that board members reported to the Surprise Police Department. One salt cell was damaged and in need of attention. 2. Jan, Sue and Karen met with Grand General Manager, Jeff Hochman and Grand Board Member, Rene Mitchell regarding La Solana visibility. We have been invited to Grand's Board Meeting on March 14, 2024 to introduce ourselves and present a short review of our painting project. They have also invited us to explore other marketing ideas. 3. Jan announced that on March 20th, three painting contractors are coming to La Solana to do a walk-around to determine if they are interested in bidding on our painting project.

Landscape Report: CareScape's Santos Diaz reported that there was a mix-up with lawn care due to the recent rains and miscommunication with the irrigation services. Grass cutting resumed today. They have planted the long awaited plants and 5 trees. Santos will get the pine tree removal schedule to Jan.

City Property Management Report: Kathleen reported the fire alarm systems were tested and work completed. The property directional and pool signs have been installed. Vortex has completed the repairs on all the condo building exterior doors. We are waiting for VF Electric to set a date for installation of lighting in the pool area. A list of carports needing repair is being compiled.

Staff Reports:

Maintenance: Mike reported the elevator in building 3 has been down 2 week due to a burned out phase converter. The part is ordered and is hoped to be here by Friday. The pool entrance controller is down. Users must lock the gate manually and it must be kept looked at all times. We are waiting for a City of Surprise variance to allow our clubhouse door to the pool to open outward instead of inward as code requires. Cimarron at Grand was granted such a variance. There was discussion regarding the mechanical rooms' lack of doors/locks and the security risk this might invite. This discussion was tabled for future discussion. VF Electric is working on obtaining an appropriate pole to be used with the light fixture sample that will be reinstalled near the pool area. No installation date is available. It was requested that updated signs be made and attached on or near the garbage compactor and recycle bin indicating acceptable disposal rules.

Office Staff: Patti reported that Debbie is back from her medical leave. She requested residents come and pick up their copy of the Resident Directory or request that it be delivered via email. Patti reminded residents that two parking passes must be returned to the office at the time of condo sale.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the February 13, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the February Operating Budget had a net profit of \$13,593.65. The Reserve Fund increased by \$27,107.55 to a total of \$486,022.56. Jack reviewed the La Solana Monthly Unit Assessment History document which illustrated that the average HOA assessment has increased approximately 3.7% per year for the past 13 years. A motion was made and seconded to accept the Treasurer's report. The motion passed unanimously.

Committee Reports:

Architectural Committee: Greg Martin reported there were 3 requests processed this past month. Greg developed a FAQ document to help residents in the request and approval process. There was additional discussion regarding the unlocked mechanical room doors safety and code compliance. Code requirements will need to be explored and more discussion will follow. Greg is arranging a Rules and Regulations compliance survey of all residences' entrances and patio/balconies. The Board of Directors will perform this survey within the next two weeks.

Long Range Planning Committee: Karen reported that the Focus Groups have been completed. Information gathered through this process, the 2023 Resident Survey and months of committee discussions are being analyzed and put into Goal format. The LRP final report is projected to be completed and ready to be presented to the Board of Directors by April 3, 2024.

Social Committee: Tonight is the Hot Dog Dinner Social. There will be a \$5.00 donation requested. Residents are encouraged to wear their favorite sports team clothing. There will soon be a sign-up for the "Easter Dinner" social which will occur on March 27th.

Security Committee: Jan reported that Dave Kearney resigned as Chair of the Security Committee. Bob Sylvester will not be able to accept this open position due to personal issues.

Old Business: None

New Business: None

Adjournment: The meeting was adjourned at 11:00 am

Future Meetings:

Board Chat - March 20, 2024 at 7:00pm in the Clubhouse

Board Workshop - April 10, 2024 at 10:00am in the Clubhouse

Board Meeting - April 17, 2024 at 10:00am in the Clubhouse

Submitted by: Karen Gablesen, Board Secretary