

**La Solana Condominium Association  
Board of Directors Regular Meeting  
Held In Clubhouse  
January 15, 2025**

**Board Members in Attendance:** Jan Smith, President; Sue Dunn, Vice President; Jack Mumford, Treasurer; 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:** Several residents made requests or comments that will be considered by the board.

**Landscape Report:** Santos Diaz gave his CareScape report. The Birds of Paradise have been removed from the center entrance islands and replaced with Torch Glow Bougainvillea. He is looking forward to working with the new Landscape Committee. He will be sending a new turf conversion proposal. Adam, their certified arborist, will be checking the health of all our trees next week.

**City Property Management Report:** Kathleen reported our yearly roof inspection will occur next week. A meeting will be arranged for the first week in February to discuss the Insurance Matrix with the attorney and our insurance agent. She is following through on damaged plants from painting project and consolidation of telephone, computer and camera wiring in the Clubhouse.

**Staff Reports:**

**Maintenance:** Mike reported the front monument lighting and map light are completed. He and Scott will be cleaning the building courtyards once painting is complete. A battery backup lighting solution for the elevators has been installed in one elevator. The board gave Mike the approval to move forward with all remaining elevators when he is satisfied with the decision.

**Office Staff:** Patti reported she has been working on updating the directory and residents should let her know any changes. New directories will be available at the Annual Board Meeting on February 25<sup>th</sup> at 10:00am in the Sonoran Plaza. Patti will be working additional hours. Her work schedule will be Mondays, Wednesdays, half a day Thursdays and all day Fridays. Call Mike with any immediate problems if Patti is not available. Jim Kauth will be providing a landscaping talk on Wednesday January 22 at 7:00pm in the Clubhouse. Martha will be hosting the next social at 5:00pm on that same date.

**Neighborhood Representative Report:** No Report.

**Management report:** Jean discussed the Board of Directors nominating efforts. She encouraged residents to consider joining the Board. The pool will be drained, cleaned, acid washed and re-started up again at the end of April before the hot summer.

**Approval of the Regular Board Meeting Minutes:** A motion was made and seconded to approve the minutes of the December 18, 2024 Regular Board meeting. Motion passed unanimously.

**Approval of Financial Report (Scorecard):** Jack reported that City Properties has not yet completed the End of Year Financial statements. He will review the report at the Annual Meeting. The full financial reports will be posted monthly on our Website for any interested residents to view. Jack explained that there is discussion regarding creating a ladder of 6 month bonds as a potential change to our current investing practice. At a

future meeting he will give an in-depth report on our reserve fund provisional forecast. It was moved and seconded to accept the Treasurer's report. The motion passed unanimously.

**Committee Reports:**

**Architectural Committee:** Greg reported there were 2 ARC requests processed this past month. Requests are to be submitted through the City Properties Portal. There is ARC information also on the La Solana Website. Bob Adams is now part of the ARC Committee.

**Long Range Planning Committee:** The LRP Committee will be reconvening in the near future.

**Social Committee:** January 22<sup>nd</sup> at 5:00pm there will be a Getting To Know You social hosted by Martha in the Clubhouse. A Chili Bake, Baked Potatoes Dinner and Easter Dinner are all events coming in the next few months.

**Security Committee:** No Report.

**Landscape Committee:** A new Landscape Committee has been formed with Linda Carr as Chairperson. The next meeting will be Thursday evening at 7:00pm.

**New Business:**

**Board Standards of Behavior** - Jan explained the Board Standards of Behavior proposal. A motion was made and seconded to accept the Board Standards of Behavior. The motion was accepted unanimously.

**Old Business:**

**Fire Monitoring System Proposal** - There was discussion of the three fire monitoring system proposals obtained from Matrix, Metro-Fire and Security and Next Protection. Mike met with each company representative and comparisons were discussed. A motion was made and seconded to accept the Next Protection contract described in its' proposal for a cost of \$299.00 per month. The motion passes unanimously. Charge to Fire Sprinkler Accounts in same manner as historically done.

**Adjournment:** The meeting was adjourned at 11:18am

**Future Meetings:**

Board Workshop - February 12, 2025 at 10:00am in Clubhouse

Board Meeting - February 25, 2025 at 10:00am in the Sonoran Plaza

**Submitted by:** Karen Gablesen, Board Secretary