

**LA SOLANA CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**December 21<sup>st</sup> , 2022**  
**10:00 AM– 10:50 AM**  
**Final**

**Note:** The meeting was held online using Webex. All owners were invited via email, posted notice and the lasolanaliving.com website.

**Call to Order:** The meeting was called to order at 10:00 a.m.

**Board Attendance:**

**Present:** Jan Smith, President, Sue Dunn, Vice President, Jack Mumford, Treasurer, Karen Gablesen, Secretary, Gordon Kath, Member-at-Large and Kathleen DeCoite, Community Manager. (all attendees via Webex).

**Open Comments:** Jan Smith asked for resident comments. No responses.

**Landscape Report:** CareScape Steve LaManga was unavailable to provide a report. Jan Smith reported on behalf of CareScape: Tree Trimming will take place around the complex soon. Jan Smith and Sue Dunn made a list of plants which need to be replaced; however, new planting will not take place until the weather improves. Jan noted there was a charge of \$5,752.00 from CareScape for the Fountain Conversion project and there was not a credit of the \$2,500.00 which was owed by CareScape.. Kathleen DeCoite stated that she had contact Steve and he informed her not credit was given. Jan Smith noted to carry over the credit and apply it to another project such as the Tree Trimming. Jack Mumford agreed.

**Management Report:**

- Kathleen DeCoite reported still working on the pool chiller repair. Kathleen spoke to Tom in regards to the asphalt project he will have something put together by the first part next year.
- Master Lightning Project, Dallas sent in an invoice with the signed amended plans and provided them to the consultants.
- Pool gate repair, Kathleen reported that Bolt Security is working directly with Mike.
- Kathleen continues to work the Vortex in regards to the proposal for the 9 building doors.
- Kathleen has sent out a solicitation of candidates form for the upcoming coming Annual Meeting on February 14, 2023. If someone is interested in running for the Board they need to follow the letter.

**Staff Reports:** Maintenance: Mike purchased an extra umbrella forseeing the one by the Salon will soon need to be replaced. Mike reminded all dog owners to pick up after their dogs. Mike asked to how long before he needs to return the light fixture to the company. Dallas interjected and stated that the light fixture belongs to LaSolana.

Staff: Patti wished everyone a Merry Christmas and Happy New Year.

**Neighborhood Rep Report:** Jan Smith reported for Adrienne: Adrienne recently send out a report via email informing the community of the current happenings.

**Approval of Previous Meeting Minutes:** A motion was made and seconded to approve the November 16<sup>th</sup> minutes Regular Board Meeting. Motion passed unanimously.

**Financial Report:** Jack Mumford, Treasurer gave the treasurer's report. The Operating Budget as a net loss of \$18,777.77. Jack reported he feels the Operating Budget is in good shape at this point. Because there was a surplus of approximately \$36,000 last year from the Employee Tax Credit, we can run a deficit up to that amount. The Reserve Fund increased by \$19,886.55. A motion was made and seconded to accept the financial report of November 2022 Financial Scorecard. Motion passed unanimously.

**Committee Reports:**

**Architectural:** Sue Dunn, Architectural Review Liaison, reported there are two Owners, Greg Martin and Bill Hyer who she would like to appoint to be on the ARCH committee to replace outgoing Roger Moraga and Mike Pence. Jan Smith stated these new members need to be accepted and approved by the Board. A motion was made and seconded to approve Greg Martin and Bill Hyder to fill the current open positions on the Architectural Committee. Motion passed unanimously.

**Long Range Planning:** Jan Smith reported for Jean McBrien. Jean McBrien reported the progress of the LRP Committee at the last Board Workshop. At that time, Jean requested Board input into the Resident Survey. She thanked Board member who sent suggestions. The Committee hopes to have the survey sent out sometime in early January. Linda Carr, Long Range Planning Committee Member, mentioned the possibility of having charging stations. Karen Gablesen stated she will be providing more information to the Board in regards to moving in this direction. Linda noted it has been a pleasure to be a part of this committee.

**Social – Social Committee** continues to look for volunteers to assist and organize events.

**Security –** David reminded everyone to be mindful of getting in and out of their car with packages, groceries, etc, as arms will be full to assure they go back and LOCK THEIR CAR. There was a recent incident of a theft; however, the owner wasn't sure if it occurred on LaSolana property, a police report was filed.

**Old Business**

**Master Lighting Plan –** Dallas Reynolds reported the plan is currently in the consultant's hands. An estimate of \$180,000 was provided, other competitors will be contacted for the best price. Jan Smith noted all the hard work from Dallas, Sue and Gordon on this project.

**Paving-** Kathleen reported the paving project is on hold.

**Monument Signage –** Summit West Signs bid is \$6,981.62 to replace both sides of the sign at the entry of LaSolana. A motion was made and seconded to approve the bid for \$6,981,62 to replace the LaSolana Entrance Sign. Charge to the Reserve Fund, 9600. Motion passed unanimously.

**New Business**

Pine Tree Removal – CareScape bid to remove 5 pine trees of \$8,570.00. Jan asked for a motion to approve. Kathleen stated she will change the price of \$8,570.00 minus the credit of \$2,500.00 – total will be \$6,070.00. A motion was made and seconded to approve the CareScape bid for pine tree removal in the amount of \$6,070.00. Motion passed unanimously.

**Adjournment: The meeting was adjourned at 10:50am**

**Future Meetings:**

Board Workshop & Chat – January 11<sup>th</sup>, 10:00am

Board Meeting – January 18<sup>th</sup>, 10:00am

Board Chat – January 25<sup>th</sup>, 7:00pm

Submitted by:

Patti Farrell, Office Coordinator