

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 25, 2020 - Regular Session - 10:00 AM – 11:00 AM

Note: The meeting was held online using Cisco Webex during the COVID-19 pandemic. 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; Dallas Reynolds, Vice President; Jack Mumford, Treasurer; Larry Truett, Secretary; Gordon Kath, Member at Large. In addition Brad Schaeffer, from City Property Management as Community Manager, was present. (all attendees via Webex)

Open Comments: General discussion took place.

Landscaping Report: Harry Graham of CareScape gave a landscaping report.

Approval of Previous Meeting Minutes: A motion was made by Jack Mumford and seconded by Dallas Reynolds to approve the July 20, 2020 minutes. Motion passed unanimously.

Financial Report: Treasurer Jack Mumford presented the July Financial Scorecard report. A motion was made by Dallas Reynolds and seconded by Larry Truett to approve the July Financials. Motion passed unanimously.

New Business:

a) Review 2020 Goals

We have done well with completing some of our goals for 2020 including developing a plan for our flat roof problems, replacing one AC for the clubhouse, recoating our pool decking, adding a roof to the bike cage, and repairing existing carports.

Some 2020 goals are in progress including growing reserves, redoing our reserve study, repaving our driveways, flat roof work, and pursuing SCG for a CARE fund variance.

Some 2020 goals require further study including installing an AED in the clubhouse and electric car charging.

Some 2020 goals have been disrupted by Covid-19 including providing support to the social committee and encouraging all community activities.

b) Video Security System Update

Jean McBrien has put together a preliminary security assessment. Jan will forward to all Board Members for their review, in preparation for the security workshop on Tuesday, September 22 at 9:00 am.

c) Roofing Update

Red Mountain Roofing has completed work on the membrane for Building 1. Flat roofs on Buildings 1 and 2 should be watertight sometime this week. Red Mountain Roofing still needs to coat the vertical walls on Buildings 1 and 2 as well as complete various finish work. Red Mountain Roofing will be asked to submit a bid to repair flat roofs on 3 additional buildings in 2021.

d) Covid 19 update.

Because of Covid 19 our clubhouse is closed, as are most of the indoor spaces at Sun City Grand. Our pool is open (with restrictions), as are some of the Sun City Grand pools (with restrictions). We do not know when we will be able to open our clubhouse.

e) Paving Phase 2

A motion was made by Dallas Reynolds and seconded by Jack Mumford to approve phase 2 of services with PMIS for the Paving Project in the amount of \$1850. Phase 2 is completing a detailed spec for bidding. Dallas Reynolds has full review, change, and final approval authority.

Adjournment - The meeting was adjourned at 11:00 am

Board Workshop on the Yearly Budget on Friday, September 18th at 10am.

Board Workshop on Security on Tuesday, September 22nd at 9:00 am.

Board Meeting on Tuesday, September 22nd at 10:00 am.

Submitted by: Larry Truett, Board Secretary