

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 20th, 2021 - Regular Session - 10:00 AM – 11:20 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; Mike Pence, 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.

Financial Report: A motion was made by Larry Truett and seconded by Dallas Reynolds to approve the March 2021 Financials. Motion passed unanimously.

New Business:

a) Clubhouse Opening

A motion was made by Larry Truett and seconded by Dallas Reynolds to Open the Clubhouse daily from 8:30 am to 11:00 pm starting on Thursday, April 22nd with the following stipulations:

Masks are required.

Access cards are required to enter and exit the Clubhouse.

The computer room will be open when Patti is present and able to have it open.

No movies will be shown.

There will be no Clubhouse rentals.

No guests are allowed.

No food is allowed.

Beverages are allowed.

Motion passed unanimously.

b) Architectural Committee Report

No new activity.

c) Neighborhood Rep

Russ Anderson has stepped down as our Neighborhood Rep. Bob Sylvester, who was our alternate, is now our Neighborhood Rep. Sue Dunn will become our new alternate.

A motion was made by Dallas Reynolds and seconded by Jack Mumford to appoint Sue Dunn as a Neighborhood Rep. Motion passed unanimously.

d) Reserve Fund Update

It is time once again to update our Reserve Study. The Reserve Study is a document prepared by an outside consulting company which tells our HOA how much we need to have set aside in our reserves for upcoming Capital projects.

The Board authorized Brad Schaeffer to request from Advance Reserve Solutions a proposal for updating our Reserve Study.

e) Aerate Turf

The board approved a bid from CareScape to aerate our turf. Turf aeration helps the soil our grass grows in to be less compact, which improves the health of our grass.

A motion was made by Larry Truett and seconded by Jack Mumford to approve turf aeration by CareScape for an amount of \$1,290.00 to be paid from Landscape Extras account 5290. Motion passed unanimously.

f) Soil Change Bid

The board approved a bid from CareScape to change the soil in our annual beds by the entrance and clubhouse and in the pots by the pool. We do this roughly every four years.

A motion was made by Larry Truett and seconded by Jack Mumford to approve soil change in front beds, beds by clubhouse, and portion of the pool pots by CareScape for an amount of \$1,513.00 to be paid from Landscape Extras account 5290. Motion passed unanimously.

g) Summer Flowers Bid

The board approved a bid from CareScape to plant summer flowers in the beds by the entrance, in the beds by the clubhouse, in the pots by the pool, and in the pots by building entrances.

A motion was made by Larry Truett and seconded by Jack Mumford to approve prep and installation of 40 flats of annual flowers by CareScape for an amount of \$1,980.00 to be paid from Landscape Extras account 5290. Motion passed unanimously.

Old Business:

a) Roofs Update

In 2020 LaSolana completed flat roof work on buildings 1 and 2. LaSolana continued our flat roof work in 2021 with buildings 3 and 5. Buildings 3 and 5 are complete and awaiting final inspection. We are very happy with the contractor who did the work on buildings 3 and 5, and hope to have them work on the roofs we have left to complete.

b) Paving Update

Paving began on April 12th and is scheduled to finish on May 3rd. Work began on the East driveway (behind 6 and 7) and will finish with the Center driveway. The West driveway is planned for next year.

The schedule and parking plans are currently being revised.

c) Fountains Update

Dallas Reynolds has created a new design for the fountain to replace the existing one by the clubhouse. The Board asked Brad to solicit a proposal from Green Goddess Nursery based on this new design.

d) Master Lighting Plan

Dallas Reynolds has created a plan outlining all lighting currently across our campus with upgrades that could be done.

Adjournment - The meeting was adjourned at 11:20 am

Upcoming Meetings

A Chat is scheduled for May 12th at 10 a.m. outside the Clubhouse.

A Board Meeting and Chat is scheduled for May 25th at 10 a.m via Webex

A Board Meeting and Chat is scheduled for June 22nd at 10 a.m via Webex

Submitted by: Larry Truett, Board Secretary