

**LA SOLANA CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 25th, 2021 - 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; In addition Brad Schaeffer, from City Property Management as Community Manager, was present. (all attendees via Webex) Mike Pence, Member at Large, was Absent.

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

**Approval of Previous Meeting Minutes:** A motion was made by Dallas Reynolds and seconded by Larry Truett to approve the April 20th, 2021 minutes. Motion passed unanimously.

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

**New Business:**

a) Fountain

Green Goddess Fountains has submitted a proposal to remove and replace the fountain in front of the clubhouse. They are working with Dallas and the Fountain Committee to refine the proposal to something to be submitted for Board approval.

The basic design of the fountain will be 2 tiered “wok” style bowls stacked over a basin. The bowls are approximately 5 and 4 feet in diameter, the basin about the same size as the existing fountain basin. The fountain will be surrounded with plants in beds and planters. The approximate cost will be \$18,000.

b) Roofing

The final roofing walkthrough has been completed, a few small touch ups remain to be completed.

c) Paving

Paving has been completed by Cactus Paving. There is a sizable “punch list” - including canopy repair and some restriping still to do. Thus far we have only paid about 40% of what we owe Cactus, so we do have considerable leverage to get these issues resolved.

There are two sections of parking for building 7 that will need restriping. We should get 48 hours notice prior to work being done. If you are parked in an area scheduled for restriping you will need to temporarily relocate your vehicle.

d) Lighting Proposal

Canopy light conversion to LED is in progress by Mike. He has replaced about 40% of the fluorescent lights.

e) Covid Update

The clubhouse has been reopened. Masks are not required for those fully vaccinated. We are allowing coffee and food in the clubhouse.

The board discussed showing movies again in the clubhouse and have agreed to have one showing per week to start.

The board discussed access card entry for the clubhouse. There was a general agreement to keep access card entry for the summer.

- f) Pool Parties
  - i 4th of July  
Dave and Caryl are planning to host the 4th of July party with grilled hot dogs. The party will be at 5 pm to avoid the heat of midday. There will be a sign up sheet to give the hosts an approximate count.
  - ii November Party at the Pool  
Jan is talking with Social Committee chair Robin Torry about a pool party to be held in November.
- g) Summer Board Meetings  
The summer Board Meeting schedule was discussed, see planned dates below.
- h) Reserve Study  
The Reserve Study process is moving forward with Brad requesting an estimate from the consulting firm which includes a meeting with the consultant.
- i) Building 7 Water Leak  
There was a leak in a large water pipe coming into Building 7 on Saturday, May 22nd. Rainforest Plumbing came to fix the leak, which was caused by pine tree roots. This is the second major leak caused by pine tree roots we have had in 2 years. Digging down to expose the pipe with shovels was extremely slow because of numerous tree roots, so Rainforest brought in a hydro vacuum truck to expose and clean the broken pipe. This repair process is fairly expensive.

Because of this second leak the Board may consider a program to be proactive in removing pine trees that are growing over our large water pipes.

**Open Comments:** General discussion took place.

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**Adjournment** - The meeting was adjourned at 11:00 am

**Upcoming Meetings**

- A Board Workshop is scheduled for June 17th at 10 a.m via Webex
- A Board Meeting is scheduled for June 22nd at 10 a.m via Webex
- A Board Workshop is scheduled for July 21st at 10 a.m via Webex
- A Board Workshop is scheduled for August 19th at 10 a.m via Webex
- A Board Workshop is scheduled for September 16th
- A Board Meeting is scheduled for September 21st
- A Board Workshop is scheduled for October 14th
- A Board Meeting is scheduled for October 19th
- A Board Workshop is scheduled for November 10th
- A Board Meeting is scheduled for November 16th
- A Board Workshop is scheduled for December 16th

Submitted by: Larry Truett, Board Secretary