

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 20, 2020 - Regular Session - 10:00 AM – 11:19 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: 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. Jan Smith, President, was not 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 Larry Truett and seconded by Jack Mumford to approve the September 22nd, 2020 minutes. Motion passed unanimously.

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

New Business:

a) Roofing Update Needing Bids

The flat roof work for Buildings 1 and 2 is complete and the project went well.

A motion was made by Jack Mumford and seconded by Gordon Kath to authorize bidding for flat roof work on 2 or 3 buildings to be completed in 2021. Motion passed unanimously.

A motion was made by Jack Mumford and seconded by Larry Truett to authorize SW Roofing Consulting to prepare specs and oversee the bidding process for flat roof work on 2 or 3 buildings to be completed in 2021, with at least 3 qualified bidders, and at a cost not to exceed \$2,500. Motion passed unanimously.

b) Pavement Update

LaSolana will begin work on repaving in 2021. The project will be broken into 3 phases, with a phase each for the eastern, center, and western sections of campus. We plan to begin in April of 2021 with the eastern section.

A motion was made by Dallas Reynolds and seconded by Larry Truett to accept a bid from Cactus Paving for an amount not to exceed \$122,228.38 to repave the eastern section of campus, with a work start date of around April of 2021, and which is to be paid from reserve account 9870. Motion passed unanimously.

A motion was made by Dallas Reynolds and seconded by Jack Mumford to send the Cactus Paving contract to our attorneys for review, with our HOA President having final approval of any changes. Motion passed unanimously.

c) Fountains

The fountains at LaSolana have become extremely difficult to maintain.

We will be forming a committee to study the fountain problem and propose solutions. The Board Liaison for this committee will be Jan Smith. Unit Owners interested in serving on the committee should contact Patti in the office.

- d) Clubhouse Committee Report
The Clubhouse Committee has agreed that it is not yet time to reopen the clubhouse as we can not safely facilitate indoor socializing. The clubhouse library and computer room are open with limited hours. Patti is also serving coffee or popcorn outside the clubhouse on certain days.
- e) Security Committee Report
A motion was made by Larry Truett and seconded by Jack Mumford to accept the Incident Report Form as prepared by the Security Committee. Motion passed unanimously.
- f) Website Update
The old website (LaSolanaHOA.com) now redirects to the new website (LaSolanaLiving.com), and should do so until our contract expires on March 1st, 2021.
- g) CareScape Contract
A motion was made by Gordon Kath and seconded by Larry Truett to renew our contract with CareScape for \$6,277 a month beginning on January 1st, 2021. Motion passed unanimously.
- h) Fire Extinguisher Bids
A motion was made by Larry Truett and seconded by Gordon Kath to accept a bid of \$4,848 from AAA Smart Business for 84 new 5lb fire extinguishers installed, which is to be paid from reserve account 9330. Motion passed unanimously.
- i) 2021 Budget.
A motion was made by Larry Truett and seconded by Gordon Kath to accept the 2021 Budget as written. Motion passed unanimously.
- j) 2020 Taxes
A motion was made by Larry Truett and seconded by Gordon Kath to accept a Compilation for the 2020 taxes. Motion passed unanimously.
- k) Covid Update
There is currently an uptick in Covid-19 cases in Surprise. Thankfully, Sun City Grand and LaSolana seem to be doing well. Some SCG clubs have limited openings. The SCG pool continues to be open to residents only. The LaSolana pool is open to residents - and we do allow guests if they are staying with you. Please remember to follow posted Covid safety guidelines posted at the pool including social distancing. We will also soon be able to use some of our grassy areas for lawn games.

Adjournment - The meeting was adjourned at 11:19 am

Upcoming Meetings

Board Workshop on Thursday, October 29th at 10:00 am.
Board Workshop on Thursday, November 12th at 10:00 am.
Board Meeting and Chat on Tuesday, November 17th at 10:00 am.
Board Workshop and Chat on Thursday, December 10th at 10:00 am.

All meetings will be held online via webex

Submitted by: Larry Truett, Board Secretary