

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the Clubhouse and on WebEx Virtual Platform
November 16, 2022**

Call to Order: President Jan Smith called the meeting to order at 10:00am

Board Members in Attendance: Jan Smith, President; Sue Dunn, Vice President; Jack Mumford, Treasurer; Karen Gablesen, Secretary; Gordon Kath, Member- At-Large, Kathleen DeCoite, Property Manager

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

Landscape Report: CareScape's Steve La Magna and Rodrigo reported how the maintenance is proceeding. The rye grass is now coming in well, parking lots are being cleaned and the 2 fountains have been removed and planted with desert tolerant plantings. Any plantings that have not survived will be replaced. There was discussion regarding the concept photos that showed the fountain project repurposing with part of the fountain structure remaining in tack. The actual project did not retain any of the fountain structure. It was determined that there was a miscommunication and it was always intended to be done as it currently appears. A tree will not be used as originally planned the area would not adequately allow for the tree roots. Cactus will be used instead. The fountain between buildings 6 and 7 is a maintenance problem, but there are currently no plans for change under consideration.

City Property Management Report: Kathleen reported she is still working with Vortex regarding the door repair work. Triple A needs to get a permit for a new inspection date. We are still waiting for the pool chiller work to be scheduled.

Staff Reports:

Maintenance: Mike reported that anyone wanting to do any electrical work in their unit such as adding ceiling lighting or installing a tankless water heater must get a permit from the City of Surprise. It is recommended that residents use licensed and bonded workmen. Ray is currently doing repair work around some of the pool tiles.

Office Staff: Patti requested that residents' who will be having work done in their units that will be causing noise or excess activity in the area, please inform the office.

Neighborhood Representative Report: No report provided.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the October 19, 2022 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave the treasurer's report. The Operating budget YTD deficit has been reduced to \$16,707.36. Because we had 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 \$17,311.93. Additional reserve funds will potentially be spent on the fountains and lighting project by the end of this year. A motion was made and seconded to accept the financial report of the October 19, 2022 Board meeting. Motion passed unanimously.

Committee Reports:

Architectural Requests: A security door was approved. There are no new requests to be voted on.

Long Range Planning Committee: Karen reported that the LRP Committee is currently working on questions for the survey that will be distributed to the community for their input on what will be important to the community in the future. The committee is seeking new members.

Social Committee: The committee is seeking new members and new ideas. They need new members who will take charge and organize pool parties. Larry explained this year's Holiday Decorating Contest. Residents can sign-up to participate on December 6. Everyone can vote between December 13 – 15th. There will be a party on December 16th in the Clubhouse to announce the winner and present prizes and certificates. Voting will be done using a ballot box in the Clubhouse or by email. Each participating unit will have a large number posted on their patio.

Security Committee: Dave reported that there have been no security issues. He made some suggestions for new owners including: Secure golf carts properly, lock bikes in enclosure or bring into unit, ground floor residents should not put them on the patio, lock parked vehicles and take things of value off their patio if they are leaving for the Holidays.

Old Business:

- Master Lighting Plan – Community Lighting: Dallas reviewed that the third layout of the lighting plan to replace the lollipop lights has been worked on. There are also 2 mock up lights for the residents to view. The new plan is down from 34 lights to 28 lights. If more lights are needed in the future, they can be added, as old junction boxes from the lollipop lights will remain in place. This latest plan will be reviewed at the Board Workshop in December to determine if we are ready to move it along to the consultant for final plans and advancement to seeking bids.
- Asphalt Paving – Kathleen reported that we are waiting for PMIS to put together an RFP for the bidding process for the sealcoating. They are also going to provide us with pricing for the paving on the West side of the property.
- Signage – Kathleen reported that we have not heard back from Summit West Signs regarding pricing for the entrance sign. We are also asking Fast Signs for their pricing.

New Business:

- Benches – Discussion on new benches is being moved to the December Workshop.

Adjournment: The meeting was adjourned at 10:55am.

Future Meetings: To be held on WebEx and in Clubhouse at 10:00am (Phoenix time)

Board Workshop on December 7, 2022 (To discuss Rules and Regulation changes)

Board Workshop on December 14, 2022

Regular Board Meeting on December 21, 2022

Resident Chat: November 23, 2022 at 7:00pm in Clubhouse

Submitted by: Karen Gablesen, Board Secretary