

**La Solana Condominium Association
Board of Directors Regular Meeting
Held on WebEx Virtual Platform
September 21, 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: Steve La Magna explained the overseeding process. A tree that partially fell was removed from street side of the front wall. The reason for the tree falling is uncertain. We will have alternate planting in front of the Clubhouse. Dead plants have been removed from the new turf reduction areas and new replacement plantings will be done in mid-October. Overseeding of the turf reduction areas was not included in the overseeding proposal. A motion was made and seconded to accept the CareScape proposal for winter overseeding for \$5,866.00 charged to Landscape extras account #5290. The motion passed unanimously. The two fountain conversion project will begin approximately by the end of October or beginning of November using xeriscape plants.

City Property Management Report: Kathleen reported the pool chiller repair will be completed next week. The bid for the replacement for the non-working chiller is in place. Triple AAA will reschedule to complete their work coordinating the strobe and alarm lights.

Staff Reports:

Maintenance: Mike reported he will need to bring the new pool umbrella back to the vendor to remake the canvass. One of the sample lights for the new lighting project has arrived and is in the office.

Office Staff: Patti reported that she and Susie have completed the mailbox name application project. The office is ready for the return of the snowbirds with updated forms etc. Patti announced the upcoming social events that were announced through emails and postings. Netflix will resume October 1st. Patti gave a big thank you to Val for getting the movies in the interim.

Neighborhood Representative Report: A written report was submitted.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the August 17, 2022 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave the treasurer's report. The Operating budget had a YTD loss of \$28,319.22. This deficit is acceptable because we ended 2021 with an operating profit of \$35,101.06. The Reserve Fund declined by \$7,358.06, due to a payment of \$31,990.50 for the turf reduction, to close at \$237,391.47. The 2023 budget will be reviewed in October. A motion was made and seconded to accept the financial report of the August 17, 2022 Board meeting. Motion passed unanimously.

Architectural Requests: There were no requests for architectural changes needing approval this month.

Old Business:

- Master Lighting Plan – Community Lighting: Dallas reported that the consultant bid for the lighting project was \$699,000. Dallas reviewed the proposal and worked through different scenarios to reduce the cost to under \$200,000. A big part of savings was that concrete and paving will not need to be torn up. The new concrete

bases could be reduced to 18" vs. 24" and could possibly use the 12" bases already in place. 6 of the current lollipop lights may not be needed due to the improved carport lighting. We would use the current lollipop lights and only add 4 new lights in the pool area. This would be considered Phase 3 of the lighting project. Phase 4 would be done if more lighting is needed. We will have the 2 light samples installed and decide which one we will use. Following this assessment, we will proceed with final bidding.

- Zona Wyyard – Larry Truett reported that Zona Wyyard is only an internet service. It uses fiber-optics vs. coaxial cable used by Cox. They provide 300 megabytes speed for \$65 per month vs. 250 megabytes speed for \$100 per month from Cox. Zona Wyyard offers classes to help users learn how to obtain alternative television services through NetFlix, U-tube etc. To bring us the service, Zona Wyyard would run 5-6 conduits up the sides of each of our buildings for no cost to La Solana. Once we agree to the installation, work would proceed fairly soon and would take about 2 months to complete. A motion was made and seconded to allow Zona Wyyard to install high speed fiber-optic internet access to our buildings at no cost to La Solana. The motion was approved unanimously.
- Pool Chiller – Kathleen reported that two companies bid on our Pool Chiller replacement project. Pelagic Pools was selected which offers a larger unit that is less expensive than our current unit. Once we approve the order, it can be installed as soon as they obtain the unit. A motion was made and seconded for accept the Pelagic Pools AquaCal Heatwave Superquiet 166K BTU Heat/Cool heat pump for \$6,951.13 charged to the Reserve Fund account Pool Spa Equipment #9730. The motion was accepted unanimously.
- Asphalt Paving – No further response has been obtained regarding the paving for the West side of the property.

New Business:

- Rye Grass Overseeding Proposal – See above under CareScape report.
- Long Range Planning – To be addressed at future time.

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 October 12, 2022

Board Chat on October 12, 2022 (In Clubhouse at 7:00pm)

Regular Board Meeting on October 19, 2022

Submitted by: Karen Gablesen, Board Secretary