

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via WebEx
May 17, 2023**

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

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

Open Comments: None

Landscape Report: CareScape's Rodrigo and Abby sitting in for Steve reported CareScape is working through the cycle by buildings 5 & 6. He reviewed the watering schedule which was followed by residents and board members concerns about certain areas not seeming to be getting water. It was requested that CareScape do a thorough check to see that all the water lines are functioning as needed including the pots.

City Property Management Report: Kathleen reported on the status of the pool chiller repair project. A vendor packet is being sent to a different company, Air Flow and the work order will be redirected to them. Kathleen received the R & R's back from the attorney with comments and suggested changes. The board will review the document, make changes as necessary and bring them back to the next board meeting for approval. The water leaks at building 1 & 7 were repaired by Rain Forest. The bees in building 1 were dealt with. The carport lighting problem has been repaired. On Thursday the access card system work should be completed. The electrical problems with building 4 & 5 were taken care of by Wyyerd. The building 7 water problem was La Solana's problem not caused by Wyyerd. The responsibility of the water problem between buildings 1 & 2 is being assumed by Wyyerd and Epcor. Wyyerd cleaned the parking lot yesterday. Friday Jan and Dallas will do the final walk through with Wyyerd. They will be doing 2 areas of grass repairs. The fire pressures valve problem was not caused by Wyyerd.

Staff Reports:

Maintenance: Mike is currently on vacation. Jan reported that the center and East parking lots will be resealed June 14-17, 2023. Every car, golf cart and bicycle in those areas will need to be moved by someone with key access. Otherwise the vehicles will be removed at the owner's expense. Mike has assembled all 6 benches and has distributed them throughout the property.

Office Staff: Patti reported that she is working on projects and preparing packets for the return of residents and renters in the Fall. The social committee is active this summer with the first event occurring this evening in the pool/clubhouse.

Neighborhood Representative Report: Adrienne's report was included in the May Newsletter.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the April 19, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer presented the treasurer's report for April with a net operating loss of (\$18,665.41). The main reasons were higher costs for utilities (\$10,033.02), maintenance (\$13,249.11) and supplies (\$1,165.94). Utility costs will be monitored to see why they are higher than expected. Higher maintenance costs were caused by repair of outdoor water lines behind Building 7 (\$12,661), installation of new elevator panels (\$11,694), and repair to exterior doors (\$5,007). Supplies includes electrical repairs, which included a (\$2,875) charge to diagnose and repair a severed electrical line to the carports behind Building #4. Jack reported that he will be requesting that Bill Hoffman reclassify cost of the new elevator panels to the Reserve Fund. The Reserve Fund

spent \$3,740.81 to pay the balance due on new signs and has increased by \$23,398.17 to a total of \$414,874.09. A motion was made and seconded to accept the financial report. Motion passed unanimously.

Committee Reports:

Architectural Requests: Five items were approved by the ARC committee. A motion was made and seconded to accept the ARC report. The motion passed unanimously.

Long Range Planning Committee: No report

Social Committee: There are 55 residents signed up to come to this evenings social.

Security Committee: Dave Kearney's reported that there have been no security incidents on the property this month.

Old Business: None

New Business:

- Monument Address Numbers - A motion made and seconded to approve the SummitWest Signs proposal to remove and reinstall the address numbers to the (2) monument walls at the front entrance for \$665.71 to be charged to account # 5395 Sign Maintenance. It was discussed and decided that Mike will need to paint the walls prior to the numbers being installed. The motion passed unanimously.
- Remove Turf - A motion was made and seconded to accept the CareScape Turf Conversion proposal to remove turf at the end of building 5 and the side of building 6 and replace it with granite and plantings for \$9,317.50 to be charged to the Reserve Fund account # 9930. Following brief discussion, the motion passed unanimously.
- Remove 2 dead trees - A motion was made and seconded to accept the CareScape Tree Removals proposal to remove an Elm tree by building 7 and a Pine tree behind building 5 for \$1,855.00 to be charged to #5290 Landscape Extras. Following brief discussion, the motion passed unanimously. There are 2 more trees that are leaning by building 2 that will be discussed at the next workshop. A proposal to remove them is being worked on.
- Paving Addendum - The proposal from Rose Paving was discussed regarding the need to fill the cracks in the parking lots prior to sealcoating. It was determined that the cracks were less than ¼" so will not need to be filled prior to sealcoating. It was suggested that the situation be monitored and rechecked in 2-3 years and then do another sealcoat. This year's sealcoating and relining will take place June 14 -17th.
- Jan thanked Patti for stepping up to the plate and working full-time this week to cover the operations while Mike is on vacation.

Adjournment: The meeting was adjourned at 10:43am.

Future Meetings:

Board Workshop on June 14, 2023 at 10:00am on WebEx

Regular Board Meeting on June 21, 2023 at 10:00am on WebEx

Submitted by: Karen Gablesen, Board Secretary