

**La Solana Condominium Association
Board of Directors Regular Meeting
Held In Clubhouse
November 20, 2024**

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 10:00 am.

Open Comments: None

Landscape Report: Santos from CareScape reported they will begin renovating the Birds of Paradise on property and the Acacia on Mountain View. They will also begin replacing damaged plants as soon as the building painting is completed.

City Property Management Report: Kathleen reported the trash room gait hinges and the golf cart parking structure repairs should be completed as of November 21. She is seeking a proposal to repair the trash compactor. We have received the roof inspection proposal. Each board member will be receiving an email with the link required for each of them to complete the Corporate Transparency Act (CTA) requirements.

Staff Reports:

Maintenance: Mike reported that the lights in the Clubhouse that have enclosed switch boxes should not be turned off. They must remain on 24/7. He then explained the different types of fixtures being used and their specific characteristics which affect how they can be used. This year the garbage compactor has needed to be emptied more often due to the amount of refuse being disposed of. He encouraged everyone to cut down all boxes going in the recycle bin.

Office Staff: Patti reported that Mike Pence will be available to paint condo entrance doors following the owners request made in the office. A flier with all necessary information will be distributed to owners after their building has been released from painting. Please wait for your building to be officially released before you return your furnishings to your patio/balcony or entrance. Also, you must follow all rules and regulations relating to what are allowed in these areas. Please notify the office if you know of a company that does window washing. If you are having a problem with mail forwarding, check with the main Surprise post office or your home post office, not with our mail person. The office will be closed Thanksgiving Thursday and Friday. Please call Mike with any problems.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the October 16, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the October Operating Budget had a net loss of (\$58,000.31) primarily due to water damage maintenance. The Reserve Fund ended September with a total of \$397,698.22. A motion was made and seconded to accept the treasurer's report. The motion passed unanimously.

Committee Reports:

Architectural Committee: Greg reported there was 1 request pending and 5 approved requests. We are waiting for the City of Surprise to issue a code resolution decision for one unit. Bob Adams has joined the ARC Committee. The committee is looking for more interested members.

Long Range Planning Committee: No report.

Social Committee: Vicki Johnson and Lois Mumford are continuing to chair the social committee this year. They will be working with two other residents who will take over the position next year. The committee is working on many upcoming activities.

Security Committee: No Report.

New Business:

Over the Air TV Antennae (OTAR) - Greg Martin presented the wording changes made to reflect the current FCC's Over the Air Receiving Devices (OTARD) rule in the La Solana ARC Guidelines. A motion was made to accept the proposed 3.4 Over the Air Receiving Devices (OTARD) Antennas changes to the La Solana Architectural Standards and Guideline. The motion was seconded and passed unanimously.

Light Fixtures - Greg presented a recommendation to replace the current approved light fixture, which is no longer available, with a Umeiluce Outdoor Sconce Lighting fixture. Discussion followed. A motion was made and seconded to approve the UMEILUCE Lighting outdoor sconce fixture. The motion passed unanimously.

Fire Inspection and Monitoring Proposals - To be addressed at the December Board meeting.

Annual Roofing Inspection Proposal (Southwest Roofing Consultants) - The Southwest Roofing Consultants proposal to inspect our flat roofs annually was discussed. Clarification was needed as to whether the quoted price would hold for future years. A motion was made and seconded to accept the Southwest Roofing Consultants proposal for \$3,200.00. The motion passed unanimously. Reserve Fund - Roofing 9705

Old Business:

Painting Update - Dallas reported that the project is progressing well; on time and on budget. It should be completed in approximately 6 weeks.

Adjournment: The meeting was adjourned at 11:43am

Future Meetings:

Board Workshop - December 11, 2024 at 10:00am in Clubhouse

Board Meeting - December 18, 2024 at 10:00am in Clubhouse

Submitted by: Karen Gablesen, Board Secretary