

La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
October 16, 2024:

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

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

Open Comments: Karen reported that Mike Pense will paint front doors and/or screen doors of residents who request this service. Owners will receive an email explaining all the details for participation. Jean Mc Brien reported that she is heading a nominating committee in preparation for the February 2025 election. She is looking for volunteers to serve on the committee and also suggestions for candidates to serve on the board.

Landscape Report: Santos from CareScape reported that they are working through the cycles per plan. Two bushes will be removed. Over seeding around building #5 and irrigation will wait to be done the second or third week of November in order to facilitate painting of building #5. CareScape is waiting for the proposal for plant installation in entrance median to be signed. They will be trimming the Birds of Paradise the next couple of weeks when they get our OK. Mike Donovan, Jan and Karen will be going to CareScape offices to meet with their managers to discuss their services for La Solana. Santos requested that we provide clear communication including photo documentation of where irrigation leaks are occurring.

City Property Management Report: Kathleen reported she will have the yearly inspection proposal from SW Roofing and the proposals for our fire systems monitoring services from Metro and Next Protection ready for review at our next Board Workshop. A proposal is being sought for trash compactor repairs needed to fix rusting of the sides and leakage from the bottom of the box. The Insurance Responsibility Matrix and a less extensive sample for residents were sent to the Board. A Palo Verde tree has been removed.

Staff Reports:

Maintenance: Mike reported that when an irregular, potentially dangerous situation occurs on La Solana property, the correct action is to call the non-emergency police number and report the situation. The painting is going smoothly. The lighting at the front entrance sign will be temporarily adjusted by Mike until it is officially reworked by an electrician in the future. He will also try to blend the stone coloring where the original numbers were mounted.

Office Staff: Patti reported 18 condos are listed for sale with 1 pending sale. Movies are being enjoyed by residents.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the September 18, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the September Operating Budget had a net loss of (\$60,863.10) primarily due to water damage maintenance. The Reserve Fund ended September with a total of \$454,877.26. A motion was made and seconded to accept the treasurer's report. The motion passed unanimously.

Dallas reported that there are two change orders for painting. One entails redoing the stucco repair on buildings 3 and 4 to improve its' appearance where the ceramic tiles were removed at a cost of \$2,000. The second change order relates to repairing the remaining buildings and the parameter walls for a cost of 2,400. No vote is needed.

Committee Reports:

Architectural Committee: There were 3 requests this period with 1 approved, 1 rejected and 1 conditionally approved contingent upon the unit owner obtaining a City of Surprise building permit and providing either permit number or a copy of the permit in support of the submitted ARC request. There was a discussion of owner's responsibility for securing required City of Surprise permits for unit renovation projects. Greg Martin presented findings regarding the FCC's Over The Air Receiving Devices (OTARD) Rules and how they might be addressed with regard to the La Solana ARC Guidelines. Greg will present a draft architectural guideline addressing Over The Air antenna installation ARC requests procedures for discussion at the next Board Workshop in November. Bob Adams and perhaps John Hermes are interested in joining the ARC Committee.

Long Range Planning Committee: No report.

Social Committee: The Activity Coordinators have changed to Patricia Bach and Carol Ann Crawford. Becky Panko will step back to be an advisor; but will continue doing activities next summer. The coordinators will continue working with Debbie for planning and scheduling. Activity forms will need to be completed and approved by Board President for any new activities planned.

Security Committee: No Report.

Old Business:

New Business:

2025 Budget: Jack presented the 2025 Budget. He forecasted the following: Utilities up 6.9%, Maintenance up 15.8%, Supplies up 16.3%, Administration up 9.8%. Total increases equal 10.6%. The Reserve contribution will be lowered by (12.5%) which places the annual assessment rate at 4.0% for 2025. A motion was made and seconded to accept the 2025 Budget proposal. Following discussion, the motion was accepted unanimously.

2024 Legislative Update: The Board discussed the Corporate Transparency Act (CTA) at last week's Board Workshop. A motion was made and seconded to accept the City Property proposal to administer the CTA requirements for La Solana for \$350 annually and \$100 for changes. The motion passed unanimously. Misc. Office #5800. Kathleen reviewed the 2024 legislative update and answered questions.

Beauty Salon Contract: There was discussion regarding the beauty salon contract renewal. It was determined that Karen and Patti will negotiate a new contract with Kathleen, salon operator.

Adjournment: The meeting was adjourned at 12:03pm

Future Meetings:

Board Workshop - November 13, 2024 at 10:00am in Clubhouse

Board Meeting - November 20, 2024 at 10:00am in Clubhouse

Submitted by: Karen Gablesen, Board Secretary