

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the La Solana Clubhouse
April 19, 2023**

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

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

Open Comments: Jan announced changes to the agenda including:

- Wyyerd Fiber update would be added to old business,
- Rules and Regulations would be put up for approval instead of updated,
- the Summit Sign proposal would be removed,
- Palm Tree Skinning proposal would be removed and
- handrails would be added to New Business.

Jan entertained resident comments.

Landscape Report: CareScape's Noe reported they are working through the cycle in area one. They are lowering the grass height to help the Bermuda grass come back. Weeds were sprayed last week. Turf is being watered 3 days/week, pots 2 days/week and trees 1 day/week. Steve reviewed the new design landscape plan for the front entrance flower beds. It will be a redesign to desert plants that will be sustainable and require half the water usage, will provide color throughout the year, have mounding and will use our current boulders in the design. The work will be done in late August or early September so plants can take hold better. The drawing displays the planting as more mature than they will appear after initially planted. Mike will work to improve the lighting.

City Property Management Report: Kathleen reported Vortex did some door repairs but they have more to do. Mike reported they will finish the remaining door Thursday. There will be an inspection report done on remaining buildings. AZ elevator has completed repairs on Building 3. The entrance new signage has been completed. We are waiting on repairs of the pooler chiller. Greg asked Mike about the North carport lighting problem. The cause is yet to be determined. Mike is working on the problem.

Staff Reports:

Maintenance: Mike reported there are water leakage problems around pipes by building #1 and #7. A plumbing company is working to resolve the issues. If water is shut off during repairs, the clubhouse will have water available for flushing toilets and drinking water. NetFlix will not be sending movies in the future. La Solana could potentially stream movies in the movie room in the future. The lights by the grills need repair, but are no longer available. Jan and Dallas are looking for new surface mounted lights.

Office Staff: Patti reported that the snowbird season is winding down but there seems to be more renters. She reminded residents to let the office know when they are leaving so records can be properly maintained.

Neighborhood Representative Report: No report

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the March 15, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer presented the treasurer's report for March with expenses less than budgeted by \$4,387.13. The reserve fund only spent \$1,775.00 and has increased by \$27,019.63 to a

total of \$391,475.92. A motion was made and seconded to accept the financial report. Motion passed unanimously. Jack presented a Utility Cost Management report that indicated that from 2016-2022 our combined utilities only rose 3%. The report showed detailed data for all components of our utilities. The conclusion was that we are controlling our utility costs well. Next Jack reviewed our Capital Improvement Spending actual and forecasting plan. We should end 2023 with \$441,223. The conclusion was that our reserves are not being stretched beyond reason and we should be able to safely handle planned upcoming projects.

Committee Reports:

Architectural Requests: Two items were approved.

Long Range Planning Committee: Karen Gablesen reported two Town Hall meetings were recently held to inform the residents of the Survey results and allow for discussion. All resident survey responses were included in the report that is posted on the La Solana Website. Focus groups are being developed for the Fall to include as many residents as possible in the process.

Social Committee: Lois Mumford thanked people involved in this year's social events. She requested people bring new ideas to the committee. There is a pool party today at 4:30 where residents should bring an appetizer and beverages. Jan mentioned that residents have been asking how we could include some health and wellness classes to our activity program. Becky Panko will be leading a summer social program.

Security Committee: Dave Kearney's reported there have been no recent security issues. The solution to the malfunctioning carport lights is being worked on.

Old Business:

- Rules and Regulations - Jack reported that the Rules and Regulations have been updated by the board to make them current, accurate, enforceable and to make them more easily readable. Larry Truett stated that in the past, the R&R's were approved prior to being reviewed by the attorney. He suggested the appropriate wording for the motion. A motion was made and seconded to approve with minor changes the updated April 2023 Rules and Regulations document subject to final approval by our management company's attorney.
- Wyyerd Fiber - Wyyerd is working with La Solana to come up with a proposal to bundle our internet, fax, fire systems, elevators and 19 phone lines. If residents want to have Wyyerd bring service into their condo they need to complete a form that is in the office or call Wyyerd directly.

New Business:

- Entrance Landscape Proposals - This proposal was discussed during the landscaping report. Additionally street numbers will be moved and the wall will be painted. A motion was made and seconded to approve the proposal from CareScape for plant installation of Entrance Option #2 design for \$9,131.50. Motion passed unanimously. Charge to Landscape Extras account #5290.
- Paving Bids - Dallas explained there were 3 bids. We are most interested in the Rose Paving bid of \$17,868.21. They are located in Phoenix and have operated for 50 years. They have an A+ rating. Kathleen has worked with them and they have been responsive. Kathleen will speak with Rose. A motion was made to pursue a contract with Rose Paving to fill cracks, striping and replace reflectors not to exceed \$20,000. Motion was accepted unanimously. Charge to Reserve Fund. Kathleen will try to get bids for the West side paving project and will have 2 other companies added to the bidding process.
- Palm Tree Skinning Proposal - We have a three year contract with CareScape for Palm Tree Skinning. No new contract is needed.
- Pool Handrails - Handrails in the pool and spa are loose. The spa handrails cannot be repaired. Mike is seeking authorization to purchase new spa handrails that need to be replaced. A motion was made and seconded to

authorize the purchase of new, stainless steel spa handrails not to exceed \$1,600. Motion passed unanimously. Charge to Pool Equipment Account #5545. Mike will address the pool handrail problem separately.

Adjournment: The meeting was adjourned at 11:30am.

Future Meetings:

Jim Kauth, Water Specialist Speaker, April 25, 2023 at 7:00 in Clubhouse

Chat with the Board on April 26, 2023 at 7:00pm in Clubhouse

Coffee and Donuts with Jan, Sue and Karen April 28, 2023 at 10:00am in Clubhouse

Board Workshop on May 10, 2023 at 10:00am in Clubhouse and on WebEx

Regular Board Meeting on May 17, 2023 at 10:00am in Clubhouse and on WebEx

Submitted by: Karen Gablesen, Board Secretary