

**La Solana Condominium Association
Board of Directors Regular Meeting
In Clubhouse
November 15, 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; absent

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

Open Comments: Terri Nagler, Building #2 requested a Palo Verde tree be cut down by her condo because of bird droppings and fallen leaves. Santos, from CareScape, will look into it. Doug Corbett asked if emails are being sent regarding the painting project. The answer was “yes, there have been emails sent and there will be more in the future”.

Landscape Report: CareScape’s Santos Diaz presented a comprehensive report describing our landscaping program. He also explained how our Smart Link irrigation system works. If there is an irrigation problem noticed, call Mike who is on-call 24/7 or City Property. Santos suggested CareScape could trim the foliage 1 foot away from our buildings just before we begin our painting project.

City Property Management Report: No Report

Staff Reports:

Maintenance: Mike reported he is working on improving the lighting of the entrance monument. He also improved the lighting in the trash room, allowing the lights to remain on when the compactor button has been pressed. The damaged carport roof has been repaired. Mike is working on upgrading the building sconce lights. Styrofoam cannot be recycled here and should be disposed of in the trash. Chandler has a large recycling program for batteries. Harold and Ole have been helping Mike with small projects. Mike and the office staff were complimented for doing a great job seeing that cars were moved during the paving project.

Office Staff: Patti reported that there would be a Newcomer’s Meeting tonight. The revised Rules and Regulations are available in the office for all residents. Signatures are required. Patti will be working Mondays, Wednesdays and Fridays for two months during Debbie’s absence. The office will be closed on Tuesdays and Thursdays. There is a communication pad and pencil hanging on the office door for those who need office assistance. Patti is requesting all residents update any changes in phone numbers, email addresses, make of cars, license plate numbers etc., so that the office records will be current.

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 18, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer reported that the October Operating Budget is now in the black by \$9,847.89. The Reserve Fund increased by \$26,241.71 to \$537,962.54. Jack referenced the article “Which Funds...and...For What?” written by Bob Aiken, The Grand, Board Treasurer. It outlined what each of their funds is comprised of and how each is used. Jack then compared how similar they are to our funds. He then briefly talked about our 2024 budget and the letter sent to residents by City Property Management containing next year’s assessment fees. He explained the assessment fees are based on square footage. Jack reviewed the assessment history from 2015 to 2024 and found that there was an average annual increase of 3.2%. A motion was made and seconded to accept the Treasurer’s report. The motion passed unanimously.

Committee Reports:

Architectural Committee: Greg Martin reported that there were 7 approved ARCH Submittal Forms. There were 4 units contacted regarding rules infractions. All were corrected. The ARCH committee is scheduled to meet again this afternoon.

Long Range Planning Committee: Jean Mc Bride reported that the LRP committee is working on Phase 4, building focus groups and developing questions for the same. The committee will soon begin working on developing the long range goals.

Social Committee: Vicki reported that the first meeting of the Social Committee was successful. They have people signed up to hostess all but one of the parties. They still have room for more casual pool parties. A list has been posted with this year's upcoming socials. It will also appear in the next Newsletter. A thank you was given to the two volunteers, Becky and Pat who kept the summer socialization going.

Security Committee: Dave Kearney reported there have been no issues. However, a bike was left outside the enclosure for a couple nights. He advised bikes be kept in the enclosure for safety and not to store them on first floor patios or out in the open.

Old Business: None

New Business: None

Jan announced there will be a Christmas Decorating Contest again this year. There will be more information to come.

Adjournment: The meeting was adjourned at 11:25 am

Future Meetings:

Special Painting Project Board Workshop - November 17, 2023 at 10:00 am in Clubhouse

Board Workshop - December 13, 2023 at 10:00 am in the Clubhouse

Board Meeting - December 20, 2023 at 10:00 am in the Clubhouse

Annual Christmas Tree Lighting Party - December 20, 2023

Submitted by: Karen Gablesen, Board Secretary