

**La Solana Condominium Association
Board of Directors Regular Meeting
In Clubhouse
December 20, 2023**

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

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

Presidents Comments: Jan reported there will be two vacant positions on the Board of Directors for the upcoming election.

Open Comments: None

Landscape Report: CareScape's Santos Diaz reviewed our landscaping program. Valves were replaced at the front monuments to fix the excess water problem. Emphasis has been put on leaf removal. A Sustainable Landscape Management (SLM) plan suggestion for 2024 was made to trim plants in a different manner. It is a renovation style pruning that would entail a deeper cutting of plants which would encourage fuller blooming of flowers. It would be staggered throughout the year in different planting areas. Timing of mowing and sprinkling has been adjusted to prevent tire marks and dirt stains on the sidewalks. Four Pine trees will be removed on the 27th and 29th. New plantings should be done Friday. Santos suggested a flower planting plan should be developed now so that planting can begin in the spring.

City Property Management Report: Kathleen reported the annual meeting is being prepared. Bios for candidates for 2 open positions are due January 9, 2024. A notice will go out on January 12th. The Annual Board Meeting will be held at 10:00am on February 13, 2024 in the Saguaro Room at the Grand.

Staff Reports:

Maintenance: Mike reported he is working on the illumination of the property map at the entrance. Fast Signs will come and measure for large door number replacements for 8 of the condo building doors.

Office Staff: Patti reported that her working 3 days/week seems to be working out. Becky will begin helping in January when there will be a flux of residents returning. Olivia will help if needed. Patti requested residents check their information in the directory for accuracy. The new 2024 Directory will be available early next year.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the November 13, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jan reported that the November Operating Budget ended in the black by \$4,878.95. The Reserve Fund decreased by \$133,236.79 to \$404,725.75. This was primarily due to the repaving of the west parking lot and the paint project consulting. 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 4 ARC submittals processed since 11.15.23. An unauthorized construction project was discovered to be underway. The Board instructed the owner to halt work until proper permitting was obtained. The owner said he would contact the City of Surprise regarding

permitting and would complete an ARC submittal before proceeding. ARC met on 11.15.23 to review conditions found of all unit entries and hallways. There were numerous violations. Some of the infractions are being reviewed and the rules will perhaps be altered in the R&R's. It was previously decided to utilize our weekly "Did You Know" and Newsletters to communicate the Rules and Regulations to help bring residents into compliance. This is especially necessary to be done before the painting project begins. The Board has approved a transition to move the ARC Submittal, Review & Approval process to the City Property Management on-line Owner's Portal. This would reduce the office staff responsibility for this process. Obtaining the proper permitting and following the approval process is the responsibility of the owner.

Long Range Planning Committee: Karen reported that the Board members participated in the Focus Group process developed by the committee. The purpose was to test the process before we have the resident's participate in Focus Groups starting in January. The Board provided useful feedback to help move the process forward.

Social Committee: Jan reported there will be a Holiday Decoration Party this evening. There will be first, second and third place prizes for the winners. Hot apple cider and cookies will be served.

Security Committee: Dave Kearney reported there have been no issues.

Old Business:

Paint Project Update: Dallas reported that the Paint committee will meet with the painting consultant to review paint qualities such as different paints light reflective indices. All three of our paint choices lightest colors are most important to consider as they make up approximately 70% of the surface to be painted.

New Business:

Condominium Insurance Coverage: Kathleen described Arizona HB-2251 amending ARS 33-1253 (Condominium - Insurance Coverage; Claims). If a problem arises, contact Kathleen at City Property Management immediately. If there is water/fire loss, she will call a restoration company and will contact our master insurance carrier. There is a 10 day reporting requirement. A letter of written decision must be made as to whether the Association will be reporting the claim to the master policy with reason for that decision. An Annual Notice will be sent out with our yearly renewal which contains the Master Policy Use with limits and deductibles. The owner will be responsible for the deductible. Insurance Fee Costs: \$250 Claims Administration Fee, \$250 10-Day Letter Fee, Non-recurring Fee for project report (if required) \$75 per/hr. if large protracted claim. The La Solana office will now play a lesser role in the process. When Kathleen is unavailable, calls can be directed to her assistant, Makayla at EX: #2171.

Adjournment: The meeting was adjourned at 11:25 am

Future Meetings:

Board Workshop - January 10, 2024 at 10:00 am in the Clubhouse

Board Meeting - January 17, 2024 at 10:00 am in the Clubhouse

Submitted by: Karen Gablesen, Board Secretary