

**La Solana Condominium Association
Board of Directors Regular Meeting
In Clubhouse
January 17, 2024**

Board Members in Attendance: Jan Smith, President; Jack Mumford, Treasurer; Sue Dunn, Vice President; 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.

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

Open Comments: Martha Scott requested that resident questions be presented at the January 24, 2024 Special R&R Meeting regarding decorations on the patios. The board approved this request. Questions and discussion of the Reserve Funds funding level, as well as an explanation of the Grand's and La Solana's Care Fees was given.

Landscape Report: CareScape's Santos Diaz reported that some board members and he walked around the La Solana property to examine the landscaping to determine which Texas Sages would require renovating. This would entail cutting them down, which over a short period of time would allow them to regrow into fuller, nicer appearing plants. This would be done every couple of years. Only certain identified plants would be cut back at a time. Jacaranda trees were suggested in addition to the varieties already selected.

City Property Management Report: Kathleen reported the building door number replacements will be applied to the doors soon. New direction signs and pool signs will start to be processed next. The fire inspection has been completed. The backflow needs to be scheduled. We will go out to bid for fire water inspection services for the future. We are waiting for Vortex to finish the door repairs on buildings 1 - 5. The doors on building's 6 and 7 are completed.

Staff Reports:

Maintenance: Mike explained we have a rodent problem primarily by buildings 1 and 6. On Friday, 10 more bait stations were added for a total of 24. He suggested residents park their cars back away from the curbs to make it more difficult for rodents to climb up under the cars' bumpers. Mike suggested residents can try a couple different spray deterrents found in our storage area. Also, electronic sensors can be installed in cars that emit sounds that rodents are adverse to. They also may be deterred by Irish Spring or Bounce dryer sheets. Cars on the perimeters are most affected. Cars parked in the uncovered spaces must have a parking permit displayed in their windshields.

Office Staff: Patti reported that the Annual Board Meeting on February 13th at 10:00am in the Sonoran Ballroom will be an opportunity for residents to pick up and sign for their newly updated Rules and Regulations. The updated Resident Directories will also be available. Patti announced that due to tools and other items having gone missing, the doors to the storage room will be locked. These items and also folding chairs need to be returned. There will now be a sign-out sheet when borrowing items. Patti's work schedule remains M,W,F until Debbie returns from her medical leave on March 1st. Angela, part of our cleaning crew is currently in an induced coma following a stroke. Scott is trying to keep up with our cleaning needs. Another local person may help him soon.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the December 20, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported that City Property has not completed year end 2023 financial reports. He anticipates the year ended with a small surplus of \$5,000 to \$10,000. The Reserve Fund added approximately \$26,000 to end at approximately \$430,000. A motion was made and seconded to accept the Treasurer's report. The motion passed unanimously.

Committee Reports:

Architectural Committee: Greg Martin reported that Joe Wojtasiak stepped down from the ARC committee. That leaves 3 open positions available for residents to step up and volunteer. The ARC Request Form is now on the La Solana website and on the City Property Website. The new process was developed to prevent miscommunication, provide a better system of achieving the information and to speed up the process.

Long Range Planning Committee: Jean reported that the Safety & Security Focus Group will take place on Thursday at 6:30 in the Clubhouse. She described the process to be used and encouraged residents to sign up for this or future Focus Groups.

Social Committee: Vicki reported that the Sub Party would take place this evening in the Clubhouse at 4:00pm. There will be a \$5.00 donation.

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

Old Business:

None

New Business:

Pool Lighting: Dallas explained that the light between building 6 and 7 will be reinstalled in the pool area near the grill on a new pole. The existing pole will remain and be converted into a lollipop light fixture. A motion was made and seconded to accept the proposal from VF Electric, Inc. to install our existing light on a new pole in the designated pool area for a cost of \$8,300. The motion passed unanimously. Charge to the Reserve Account #9555 Lighting - Common Area.

Association Insurance: Kathleen presented the three Property Insurance renewal options prepared for us by LaBarre/Oksnee Insurance. The lowest 2024 Insurance quote was 15% higher than the 2024 budget. The deductible has increased so residents should check with their insurance carriers to see if their policies might need to be adjusted. A motion was made and seconded to accept Option #1 for a total premium cost of \$57,412 for 2024. The motion passed unanimously. Charge to Account #5720 - Insurance

Adjournment: The meeting was adjourned at 11:19 am

Future Meetings:

Special Board Meeting for Rules and Regulations review and update - January 24, 2024 at 10:00am in Clubhouse

Chat - January 24, 2024 at 7:00pm in Clubhouse

Board Workshop - February 7, 2024 at 10:00 am in the Clubhouse

Annual Board Meeting - February 13, 2024 at 10:00 am in the Sonoran Ballroom

Regular Board Meeting Immediately following the Annual Board Meeting

Submitted by: Karen Gablesen, Board Secretary