

**La Solana Condominium Association  
Board of Directors Regular Meeting  
Held in the La Solana Clubhouse  
April 17, 2024**

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

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

**Open Comments:** A resident asked and it was confirmed that up to 4 people can reside in a condo. A resident suggested that residents that will be away from their condo for a period of time should put mineral oil in the garbage disposal and dishwasher drains rather than vegetable oil to keep drain seals moist. Mike suggested residents have someone run water in all drains once a month.

**Landscape Report:** CareScape's Santos Diaz reported that we are transitioning between rye grass and Bermuda grass. The rye grass will be cut shorter to allow more sun for bermuda grass. They will spray for weeds. New plants and trees have been planted and drip lines are being concealed under the gravel. No new plants will need to be planted by our entry monument signs due to our desert landscaping. This will save us money each planting season. Santos suggested we consider adding a few more flowering plantings. Jack suggested we consider identifying additional areas to do more turf reduction.

**City Property Management Report:** Kathleen reported two golf carport supports need repair. The trash container door needs repair. The fire alarm pull near #7108 needs repair. The fire and irrigation alarms systems were tested. Two roof leaks in buildings 1 and 2 are scheduled for repair. Ron, our roof consultant will be doing quarterly roof inspections. Bee removal from irrigation control box was completed. Shower water damage repair work is being done. Bolt Security has repaired the card reader. There was no problem with the software, but was related to the way the reader is wired.

**Staff Reports:**

**Maintenance:** Mike reported that Wyyerd Fiber will be working to bring fiber wiring from La Solana property to the Colonnade property. They will be boring under our front wall and the back wall in order to make a wiring connection from Mountain View, through La Solana to the Colonnade. Wyyerd will be providing La Solana with 2-1/2 years of free clubhouse and pool WiFi service for allowing this privilege.

**Office Staff:** Patti requested that residents pick up their copy of the updated Rules and Regulations.

**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, 2024 Regular Board meeting. Motion passed unanimously.

**Approval of Financial Report (Scorecard):** Jack reported the March Operating Budget had a net profit of \$4,119.30. The Reserve Fund increased by \$29,634.31 to a total of \$515,656.87. A motion was made and seconded to accept the Treasurer's report. The motion passed unanimously.

## **Committee Reports:**

**Architectural Committee:** Greg Martin reported there were 9 requests processed this past month.

**Long Range Planning Committee:** Jan reported the LRP final report was completed by the committee and Jean Mc Brien made a power point presentation to the Board of Directors at the Board Workshop on April 10, 2024. The Board members will review the report and decide how to move forward with the plan at the next Board Workshop.

**Social Committee:** Vicki commented that the Social Committee had a good season with many fun socials. Becky and Patricia will resume their planning to provide social events during the summer.

**Security Committee:** No report.

## **Old Business:** None

## **New Business:**

- Mailroom Floor - Karen presented the Guardian Garage Floors proposal information. A motion was made and seconded to accept the Guardian Garage Floors proposal to resurface the mailroom floor for \$2,000.00. The motion was accepted unanimously. Charge to account Building Maintenance # 5215. The resurfacing is scheduled to be performed on April 26, 2024. The mailroom will be closed April 26<sup>th</sup> and 27<sup>th</sup> until 12:00pm. Mail delivery will be stopped for April 26<sup>th</sup> and will resume after 12:00pm on the 27<sup>th</sup>.
- Golf Cart Carports - Three golf cart carports' electrical service repeatedly shorts out. VF Electric has made a proposal to rectify this problem. A motion was made and seconded to accept the VF Electric proposal to install 2 new 20 amp circuits to support the affected golf cart carport spaces for \$2,200.00. The motion was accepted unanimously. Charge to account Building Maintenance # 5215.
- Fountain Proposal - Jan described the work that has been done by the Fountain Committee. Gordon discussed the EmpireWorks Reconstruction proposal to repair the 7 fountains in the condo building courtyards. The water feature would no longer be utilized. A motion was made and seconded to accept the proposal from EmpireWorks Reconstruction to repair and paint the 7 courtyard fountains for \$1,866.67. The motion was accepted unanimously. Charge to account Building Maintenance # 5215.
- Kathleen reported that the light fixture has not yet been installed in the pool area. The pole is still on order and may not arrive for another 3 weeks.

**Adjournment:** The meeting was adjourned at 11:35 am

## **Future Meetings:**

Board Chat - April 24, 2024 at 7:00pm in the Clubhouse

Special Board Workshop for Painting Project - April 30, 2024 at 3:00pm in the Clubhouse

**Submitted by:** Karen Gablesen, Board Secretary