

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
May 15, 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.

Open Comments: None

City Property Management Report: Kathleen reported Red Mountain Roofing repaired the roofing on Building 1 and 2. Kathleen has a phone call into PMIS to do the crosswalk painting at front entrance by Rose Painting. Mike completed the pool shut-off. The backflow devices are scheduled to be inspected Friday. The golf cart enclosure electrical, the mailroom floor refurbishing and the bench moving were all completed.

Staff Reports:

Maintenance: Mike reported the pool lighting fixture installation has been completed. He requested everyone wash out containers before disposing them in the recycling bin. Shredded paper is not allowed in the recycling bin. Dispose of it properly in sealed bags and place it in the trash compactor. Mike reported that the board needs to make the decision for the sign lighting at the front entrance. Once decided, the board will need to hire a contractor to complete the project.

Office Staff: Patti requested that residents sign into the office upon their return. She reminded residents that they must inform office of any planned construction prior to initiating projects. She will be sending out the names and phone numbers of the Security Committee members from each building. Resident's selling their condo must provide the new owners with their 2 parking passes.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the April 17, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the April Operating Budget had a net profit of \$3,051.30. The Reserve Fund increased by \$28,845.63 to a total of \$544,502.50. A motion was made and seconded to accept the Treasurer's report. The motion passed unanimously. Jack briefly summarized the Capital Improvement Spending report and the Reserve Fund report highlighting FY-2024 and FY-2025, where we have been and where we are projected to be next year. It was discussed that a sealcoating plan should be developed and included in the capital spending plan.

Committee Reports:

Architectural Committee: Greg Martin reported there were 7 requests processed this past month. There is work continuing in #1205 without a prior architectural request submittal from the owner or ARC approval. Discussion followed on how to best resolve this issue. City Property will send a violation letter and proceed with the violation process as appropriate.

Long Range Planning Committee: Karen reported the LRP final report was completed, presented to the Board and initial discussion followed at the last Board Workshop. Further deliberation will follow at the next Board Workshop. The final report is available for resident viewing on the La Solana website.

Social Committee: Jan reported that Becky and Patricia will head the Social Committee social events during the summer.

Security Committee: The board is seeking a Security Committee Chairperson.

Old Business: There was some discussion of the damaged carports. A motion was made and seconded to accept the Hart Carports proposal to repair the damaged carports for \$1,568.98. The motion passed unanimously. Charge to #5215 Building Repairs

Landscape Report: CareScape's Santos Diaz reported the new turf is coming through nicely and watering and fertilizer will begin to increase. They will be doing some hard pruning of the Jubilees. Irrigation of the plants will increase by adding days. They will check the watering of the potted plants. The next phase of the turf reduction plan is being addressed with attention being given to the City of Surprise Turf Reduction Grant Program. Any failing plantings will be replaced in the fall. Jan, Sue and Larry will be buying and planting new flowering plants for the condo's outdoor pots. Two (2) failing pine trees on the North side of build # 3 must be removed.

New Business:

Jan reviewed the history of the painting project. Each board member added briefly to the review. Jan made a motion to accept the reconstruction and paint bid from EmpireWorks for a total contract cost of \$429,894.30. The motion was seconded, followed by brief discussion. The motion passed unanimously. Charge to #9670 Exterior Painting. A motion was made and seconded to approve change notices up to \$10,000 if additional funds are needed. The motion passed unanimously. Charge to #9670 Exterior Painting. The construction work will begin 2 to 3 weeks following the signing of the contract. The project should take approximately 6 months until completion. Kathleen will send the contract to the attorney for review. Following the 10% initial down payment, there will be monthly billings ending with a 15% final payment following the final walk-through and approval.

Adjournment: The meeting was adjourned at 11:25 am

Future Meetings:

Board Workshop - June 5, 2024 at 10:00am Via Zoom

Board Meeting - June 12, 2024 at 10:00am Via Zoom

Submitted by: Karen Gablesen, Board Secretary