

**La Solana Condominium Association**  
**Board of Directors Regular Meeting**  
**Held Via Zoom**  
**June 12, 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

**Landscape Report:** Santos from CareScape reported the renovated bushes look good. The irrigation system has been checked and is in good working order. Palm tree trimming needs to occur and proposal needs to be signed. Palm tree trimming needs to be done annually. The rendering of the entry median will be done by the end of June. The plan for renovating remaining bushes will be done by August. Santos requested the weekly report be changed to only once per month. There will need to be some coordination on June 25<sup>th</sup> when painting starts and the palm tree trimming is underway. Plants are already cleared away from buildings in preparation for painting. It was requested that CareScape not impede the handicapped parking spaces when tree trimming. It was requested that they also check by the mailroom for over reach of the sprinkling system. Santos requested people send photos of sprinkler system problem areas.

**City Property Management Report:** Kathleen reported carport repairs have been completed. Red Mountain Roofing has completed the water leak roofing repairs on Building 1 and 2. Kathleen has contacted PMIS to do the crosswalk painting at front entrance but no has been date set. Three issues with bees have been resolved. Elevator pump room air systems are being worked on. The golf cart poles still need to be repaired, but will be completed prior to their being painted. The roofing consultant proposal needs to be revised. Greg will be revising the proposal to request a quarterly inspection. Board members should respond to Greg's May 14<sup>th</sup> email with any other thoughts.

**Staff Reports:**

**Maintenance:** Mike reported the elevator pump room A/C systems are being worked on. He is gearing up for the painting project. He is working on the slatted pool mechanical room door and the trash area door and is talking to Frank on how to protect the equipment in the pool mechanical room during painting.

**Office Staff:** Patti reported she and Debbie are working on summer projects. Angela, one of our cleaning persons passed away Saturday. There are 112 condo owners who have not picked up their Rules and Regulations. It was decided Patti will send out a blast with the R&R's attached to all residents.

**Neighborhood Representative Report:** No Report.

**Approval of the Regular Board Meeting Minutes:** A motion was made and seconded to approve the minutes of the May 15, 2024 Regular Board meeting. Motion passed unanimously.

**Approval of Financial Report (Scorecard):** Jack reported the financial information from May is not yet available. The report will be presented at the next board meeting.

## Committee Reports:

**Architectural Committee:** Greg Martin reported there were 6 requests processed this past month. For an AC request that does not have a city permit attached, Greg has given them an approved conditionally response. It is the owner's responsibility to send the permit into City Properties.

**Long Range Planning Committee:** Karen reported the LRP committee is not currently meeting. At the last Board Workshop the members began reviewing the 2024 Goals Draft. Two goals were completed, but further discussion is needed to complete this task. It was decided that Jan, Sue and Karen will work on the draft and send it to the other board members for review and comments. Jack said he will rework the goals individually and send to others for review. Greg suggested we consider using the SMART system when writing goals. Karen suggested we look at the Key Performance Indicators (KPI) system The Grand is using.

**Social Committee:** Jan reported the Biscuits and Gravy Breakfast was a success with 30+ residents attending. Several creative social gatherings are in the plans for this summer.

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

## New Business:

**Tree Removal Proposal:** The CareScape proposal to remove 3 trees was discussed. A motion was made and seconded to accept the proposal from CareScape to remove three trees (2 pines and 1 evergreen) for a total of \$3,596.00. The motion passed unanimously. Charge to #5290 Landscape extras.

**Fan Palm Tree Proposal:** The CareScape proposal for trimming and skinning Palm trees was discussed. A motion was made and seconded to accept the CareScape proposal for trimming and skinning 65 Fan Palm Trees and 37 California Fan Palm trees for a cost of \$10,040.00. The motion passed unanimously. Charge to the Reserve Fund #9940 Tree Trimming.

**Drywell Inspection Report/StormWater Pros Proposal:** Kathleen and Mike met with the StormWater Pros representative to inspect our storm drains and catch basins. The board discussed their proposal. It was suggested the work be done prior to the approaching monsoon season. A motion was made and seconded to accept the StormWater Pros proposal Choice B (Semi-critical work including Choice A) for a total cost of \$4,650.00. The motion passed unanimously. Charge to the Reserve Fund #9245 Dry Wells.

## Old Business:

**Painting Project Update:** Jan reported on the Pre-Construction meeting that was held on June 11<sup>th</sup> including Jan, Sue, Dallas, Mike, Jordan, construction manager, Ricardo, painting manager and Frank our painting consultant and Karen via telephone. The plan was discussed in terms of chain of command, order of project progression, communications, change order process, etc. Work will begin on June 25, 2024.

**Open Comments:** A resident asked if they need to remove their awning and who is responsible for damages? Answer: No, the awnings do not need to be removed. The painters will do their best to protect them. The owner is responsible for any damages.

**Adjournment:** The meeting was adjourned at 11:17 am

## Future Meetings:

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

Board Meeting - July 17, 2024 at 10:00am Via Zoom

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