

**La Solana Condominium Association
Board of Directors Regular Meeting
Held In Clubhouse
December 18, 2024**

Board Members in Attendance: Jan Smith, President; Sue Dunn, Vice President; Jack Mumford, Treasurer; 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: CareScape's, Santos Diaz. was not in attendance. Our property will be serviced on Tuesday next week due to the Holiday.

City Property Management Report: Kathleen reported bees were exterminated on the property. The golf cart post and the trash gate were repaired. A company has been contacted for repair of the trash compactor. She is looking for someone to help consolidate telephone, computer and camera wiring in our Clubhouse.

Staff Reports:

Maintenance: Mike was ill. No report given.

Office Staff: Patti reported she has been working on moving cars to allow for the carport painting. Residents need to wait 24 hours before returning their cars to their carport spaces following painting their area.

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 20, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the November Operating Budget had a net loss of (\$58,273.21) primarily due to water damage maintenance. The Reserve Fund ended November with a total of \$348,917.69. A motion was made and seconded to accept the treasurer's report. The motion passed unanimously.

Committee Reports:

Architectural Committee: Greg reported there were 9 ARC requests approved and 1 request waiting for follow-up.

Long Range Planning Committee: No report.

Social Committee: Claudia Jurowski and Lonnie Bank have volunteered to work with the Social Committee this year to eventually take the leadership role next year. There will be a Christmas Eve Social starting at 5:30pm in the Clubhouse. Attendees should bring a snack to share.

Security Committee: No Report.

New Business:

VF Electric Proposals - Greg Martin presented the following proposals.

- **Battery Backup Lighting Exterior Hallways** - A motion was made and seconded to accept a proposal from VF Electric to install 1 LED Bug Eyes on each of three floors in each condo building hallway for a total of 21 LED Bug Eyes for a cost of \$4,500.00. Following discussion, the motion passed unanimously. Charge to Reserve Fund - Common Area Lighting #9555.
- **Monument Sign Illumination** - A motion was made and seconded to accept a proposal for VF Electric to remove old and install 2 new LED flood lights and ground rocket boxes in each of the front monument signs for a total of 4 lights for a total of \$1,000.00. Following discussion, the motion passed unanimously. Charge to Reserve Fund - Common Area Lighting #9555.
- **Directory Sign** - A motion was made and seconded to accept a proposal for VF Electric to install a LED flood light and ground rocket box to illuminate the directory sign for a total of \$700.00. Following discussion, the motion passed unanimously. Charge to Reserve Fund - Common Area Lighting #9555.
- **Clubhouse Retrofit Trims** - A motion was made and seconded to accept a proposal for VF Electric to install 18 Juno, 14 watt, 6" color selectable, dimmable retrofit trims and 1 LED Dimmer in the Clubhouse grand room for a total of \$1,075.00. Following discussion, the motion passed unanimously. Charge to Reserve Fund - Common Area Lighting #9555.
- **Wall Paint Protector** - Greg led a discussion regarding the problem of our building utility carts causing damage to the newly painted hallway walls and doorways. He introduced the product Quikrete 6" Concrete Car Stop Parking Bumper. Following discussion it was determined we would continue searching for additional solutions.

Landscape Committee - Jan reported there is a newly formed Landscape Committee. It consists of the following member: Linda Carr, Rob Carr, Caryl Moskowitz, Marilee Machon, Olivia Reynolds, Martha Scott with Jan as Board Liaison. The committee has not yet met. The Board approved the formation of this committee to serve in an advisory capacity only.

Insurance Renewal - Kathleen lead a discussion of our Association's insurance policy renewal choices. A motion was made and seconded to accept the LaBarre/Oksnee Insurance proposal to increase our deductible to \$50,000 per occurrence for a total revised annual premium of \$59,492.00. The motion passed unanimously. There was discussion of Federal Lending Insurance. Due to a change in the law, lenders will not lend to potential home buyers unless the condo association is approved to accept VA, FHA or Fannie Mac buyers. Kathleen will assist with arranging for us to complete the approval process not to exceed \$1,000.

Old Business:

Painting Update - The painting project should be completed by January 10, 2025. Friday there will be a walk around to view where there is current dry wall damage. The plan is to fix any future damage with the services of a contractor.

Adjournment: The meeting was adjourned at 11:45am

Future Meetings:

Board Workshop - January 8, 2025 at 10:00am in Clubhouse

Board Meeting - January 15, 2025 at 10:00am in Clubhouse

Submitted by: Karen Gablesen, Board Secretary