

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING
Clubhouse
March 19th, 2025 10:00 AM**

Board Members in Attendance: Jan Smith, President, Greg Martin, Vice President, Jack Mumford, Treasurer, Norbert Herrera, Member at Large and Kathleen DeCoite, Property Manager. Claudia Jurowski, Secretary absent.

Call to Order: President, Jan Smith called the meeting to order at 10:00 a.m.

Open Comments: Jan Smith asked for resident comments. Jan welcomed Norbert to his first official meeting. Claudia had a prior engagement. Jan noted her appreciation for the work they have done to date. Jan stated Norbert and Greg were instrumental in the interviewing process for the Office Associate Position. We welcomed, Carla Oehlerking to fill the position, she started on March 17th. Jan invited Owners Friday, March 21st, 10:00am to meet Gini Roberts the new Marketing Director at the Grand. Resident noted Gini assisted in the La Solana page in the Lifestyle magazine.

Landscape Report: CaresScape Santos Diaz stated the Turf Reduction project will be starting soon. Flags will be around the property where future plants will be planted.. Total turf reduction will be 7,073 square feet.

Management Report: Kathleen DeCoite reported the updated Design Guidelines and Rules and Regulations have been filed in CityCync and the portals. The CD Ladder has been completed. Kathleen stated a water issue with a roof drain has been repaired. Testing of the Backflow Prevention Devices were completed and repairs are required in buildings, 2, 4 & 7 – Mike will coordinate for any water shut-off. Next Protection tested all the fire equipment with no repairs required.

Staff Reports: Maintenance: Mike will be replacing the current lights in all the elevators with emergency light bulbs. The Flag has been taken down due to Mike not being approved to be on a ladder at that height. Kathleen is working on getting the proper lighting for the flag.

Staff: Patti welcomed and introduced Carla Oehlerking as new Office Associate.

Approval of Previous Meeting Minutes: A motion was made and seconded to approve the February 25th Regular Board Meeting minutes. Motion passed unanimously.

Financial Report: Jack Mumford, Treasurer gave the treasurer's report. The Operating Budget is in the black \$8,190.60. The Reserve Fund increased \$27,958.03 as there were no expenses this past month. A motion was made and seconded to accept the financial report of February 2025 Financial Scorecard. Motion passed unanimously.

Committee Appointments

The Board presented Dallas Reynolds, Sue Dunn and Karen Gablesen to be appointed to the Advisory Committee with Jan Smith as Chairperson. A motion was made and seconded to approve the appointment as Advisors to the Board. Motion passed unanimously.

Appointments to all other committees has been tabled for the April meeting.

Committee Reports

Architectural: Greg Martin, Architectural Review Chairperson, reported were four architectural submittals that were approved in the last month. Greg mentioned an email was sent to all Owners after the painting project was completed in regard to the Rules Regulations guidelines for front doors, patios and balconies. Architectural committee will be walking around in the near future to assure all owners are in compliance.

Long Range Planning: Jean McBrien reported it's the one year since the committee was formed. The committee will review the Long-Range Plan for what has been accomplished and what is still outstanding. This information will be provided at the next Board meeting.

New Business

Palm Tree Trimming Proposal – CareScape proposal to perform trimming of 65 Fan Palms and 37 California Fan Palms, removal of 65 ft of skin from the fan palms and 37 feet from the California Fan palms in the amount of \$10,461.50. A motion was made and seconded to approve the CareScape bid for Palm Tree Trimming in the amount of \$10,461.50. Reserve Fund #9940. Motion passed unanimously.

Pine Tree Removal Proposal – CareScape proposal to remove 6 pine trees and 1 oak tree in the amount of \$11,375.00. A motion was made and seconded to approve the CareScape proposal for tree removals in the amount of \$11,375.00. Reserve Fund #9940. Motion passed unanimously.

Curbing Proposal – CareScape proposal to remove broken curbing, prep for new curbing and install approximately 128 feet of new curbing in the amount of \$4,181.50. A motion was made and seconded to approve the CareScape proposal in the amount of \$4,181.50. Reserve Fund #9878. Motion passed unanimously.

Old Business

Turf Removal Proposal – Karen Gablesen presented a bid for new plants, rip rap, and flowers to in 6 areas where turf will be removed in the amount of \$5,295.00. Kathleen DeCoite will contact CareScape to amend the original proposal for the turf reduction to include plants, rip rap, and flowers. A motion was made and seconded to approve plants, rip rap and flowers not to exceed the amount \$5,295.00. Motion passed unanimously.

Interior Fountains – tabled until meeting on March 20th.

CC&R's – Request for Quentin Phillips PMB to review the CC&R's and make recommendations to amend.

Adjournment: The meeting was adjourned at 11:15am

Future Meetings:

Board Workshop & Chat – April 9th, 10:00am in the Clubhouse

Board Meeting – April 19th, 10:00am, in the Clubhouse

Board Chat – April 23rd, 7:00pm, in the Clubhouse

Submitted by:

Patti Farrell, Office Coordinator