

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
September 18, 2024**

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

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

Open Comments: None

Landscape Report: Santos from CareScape reported that Jan, Mike and he developed a plan going forward. On a rotating basis Jan, Sue and/or Mike will examine a predetermined zone and will give Santos information regarding removal or planting needs three days prior to the crews arrival. They will wait to see which plants will survive the heat. They are marking privet shrubs to be renovated this fall. Over seeding and irrigation will be adjusted to allow for the heavy equipment needed for the painting project. Therefore, the area around Building 5 will not be over seeded. Santos will send an adjusted proposal. Scalping will begin tomorrow. Over seeding will begin the second week of October. Pine tree removal will be done in January. There is a Palo Verde that needs to be removed immediately.

City Property Management Report: Kathleen reported that the alarm panel battery backup was repaired by Metro Fire. We will be receiving a proposal from Metro Fire for our future monitoring needs to be discussed at next month's Board Workshop. The water damage repair work is close to completion. The master lighting project is on hold until next year. The monument and map lighting will be done following completion of the painting project. The pending golf cart structure and trash gate repairs proposals are in process. Quentin will be sending us a sample Insurance Matrix. Mike will be working with Ricardo, Jordan and Frank in determining which damaged plants Empire will be responsible for replacing.

Staff Reports:

Maintenance: Mike reported he will repair a damaged carport pole behind Building #7. He is replacing dirt near Building #2 following a water leak.

Office Staff: Patti reported she and Debbie are preparing for the snowbirds' return. Jack reported that Larry will not be able to change our Website photos.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the August 21, 2024 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack reported the July Operating Budget had a net loss of (\$35,732.03) primarily due to water damage maintenance. Waste management, water consumption and insurance also had overages. The Reserve Fund ended August with a total of \$521,348.44. A motion was made and seconded to accept the treasurer's report. The motion passed unanimously. The proposed 2025 budget will be presented at the October Board Workshop and presented for approval at the October Board Meeting.

Committee Reports:

Architectural Committee: The approved color for awnings is teal and for umbrellas are teal, tan and brown.

Long Range Planning Committee: No report.

Social Committee: The Committee and volunteers have provided several successful social events throughout the summer months. The final social will be September 25th. A Coffee Social will be introduced the beginning of October to welcome returning residents and new residents. About 12 or 13 residents attended the first Thursday Night Football TV gathering which was a success.

Security Committee: No Report.

Old Business:

Painting Project Update: Painting in Buildings #1 and 2 has been completed and residents can move furniture and decorations back onto their patios. Patti and Debbie will be sending out the ARC requirements in a blast after each building is completed so resident know the rules of what is allowed. Painting has started on Building #3. Painting change order for building doors was not discussed.

New Business:

Plant Replacement Proposal: It was determined that \$3,000 will be available for new plantings. Jan will talk to Santos regarding the development of a "Plant Plan" identifying location and name of plants on property.

Adjournment: The meeting was adjourned at 11:05am

Future Meetings:

Board Workshop - October 9, 2024 at 10:00am Via Zoom

Board Meeting - October 16, 2024 at 10:00am Via Zoom

Submitted by: Karen Gablesen, Board Secretary