

**La Solana Condominium Association  
Board of Directors Regular Meeting  
Held in the La Solana Clubhouse  
March 16, 2022**

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

**Board Members in Attendance:** Jan Smith, President; Sue Dunn, Vice President; Jack Mumford, Treasurer; Karen Gablesen, Secretary; Gordon Kath, Member- At-Large; Sheryl Johnson, Community Manager, City Property Management

**Open Comments:** Discussion with residents occurred regarding golf cart spaces, bike spaces and changing out hardware on doors.

**Landscape Report:** Steve LaMagna from CareScape reported that an error occurred when a chemical was sprayed on the turf eliminating the rye grass. An apology was given and to compensate for the error, CareScape applied liquid fertilizer to boost the Bermuda grass and has given La Solana a voucher of \$2500 for credit for enhancement or over seeding. A full report was provided including flower planting, smart controllers to be installed next week, fixed leak in Building 4, weed and fertilizer application and tree removal plans.

**City Property Management Report:** Sheryl Johnson, the new property manager, introduced herself and reported there were no delinquencies and no open collection accounts during this last reporting period. She is working to close out open work orders with Mike.

**Staff Reports:**

**Maintenance:** Mike Donovan reported problems with garbage pickup scheduling. Mike is evaluating the situation. All residents were requested to breakdown cardboard boxes.

**Office Staff:** Patti reported that we have a new mail person named Jenny. Patti requested that residents bring any wrongly delivered mail to her in office.

**Neighborhood Representative Report: Adrienne reported in the absence of Bob Sylvester.**

- Meetings, first Friday of month
- Ali Kline is our Surprise Representative
- Cox will cease email service at the end of the year
- Zona Wyyerd 5G service will be coming to our community
- Encouraged La Solana residents to vote in SCG elections and get involved

**Approval of Previous Board Meeting Minutes:** A motion was made and seconded to approve the minutes of the February 8, 2022 Board meeting. Motion passed unanimously.

**Architectural Submittals:** A motion was made and seconded to accept the submittal forms that have been approved by the Architectural Committee. Motion passed unanimously.

**Approval of Financial Report (Scorecard):** Jack Mumford, Treasurer gave treasurer report. Motion was made and seconded to accept the financial report of February 8, 2022 Board meeting. Motion passed unanimously.

**Old Business:**

- Flat Roof proposal for buildings 4, 6, 7: Gordon Kath reported on Flat Roof Repair project. Last three roof repairs will begin in two weeks. A motion was made and seconded to approve \$100,500 to Southwest Roofing

Consultant to repair roofs on Buildings 4, 6 and 7. Motion passed unanimously. Charge to Reserve Account # 9805.

- **Master lighting plan:**
  - **VF Electric, Inc.** - There was a motion to accept the proposal from VF Electric, Inc. After some discussion it was decided to table the motion and request that the electrical engineer from AZPE review our plans for the carport lighting project before we proceed.
  - **AZPE Consultant** – A motion was made and seconded to accept the AZPE proposal for \$4,800 as consultant for our lollipop lighting project. Motion passed unanimously. Charge to account #9555.

#### **New Business:**

- **Beauty Shop Contract** – A motion was made and seconded to approve the beauty shop lease agreement for \$700/month, for 6 months to Katherine Anderson beginning April 1, 2022. Motion was approved unanimously.
- **Cleaning Service Proposal** – A motion was made and seconded to accept the contract for The Kleaning Krew for \$1,600/month for 6 months. The motion passed unanimously. The service will begin work on Wednesday, March 21, 2022.
- **Home Smart Proposal** – A motion was made and seconded to approve the AAA Smart Business proposal for \$2,240 to troubleshoot the elevator alarm system problem in Building 6. Motion passed unanimously. Charge to account # 5231.
- **Pool, Clubhouse Restrictions** – The revised rules will be distributed through an email “Blast” to the community.
- **Painting of Building (Sherwin Williams Specifications for Painting)** – This project was introduced and discussion insured that the whole community will have input into the decisions that are made. All opinions will be listened to. This will span a long period of time and planning has just begun.
- **Pine Tree Removal Proposal** – A motion was made and seconded to accept the CareScape proposal to remove the 5 identified pine trees for \$8,340. The motion passed unanimously. Charge to account #9940.
- **Turf Reduction Proposal** - It was determined that more information is needed.

**Adjournment:** The meeting was adjourned at 12:12pm.

**Future Meetings:** To be held in Clubhouse at 10:00

Board Workshop on April 13, 2022  
Regular Board Meeting on April 20, 2022  
Board Chat on April 27, 2022

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