

**La Solana Condominium Association
Board of Directors Regular Meeting
Held on WebEx Virtual Platform
May 18, 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; Mark Breinig, City Property Management

Open Comments: Jan Smith welcomed Mark Breinig, representing City Property, to the meeting. He attended in place of Kathleen De Coite, our new Property Manager. Jan invited comments from others that were attending and there were none.

Landscape Report: Steve La Magna reported that Care Scape is currently working on the lawn in Area 4. They have started transitioning treatments. The crabgrass treatment was not spread evenly and they will be returning to redo parts of that. There was an irrigation main line crack which is being repaired. They will begin the turf conversion project the first or second week of June.

There was discussion of Proposal 15865 regarding the removal of 2 Palo Brea trees due to poor structure and roots that are exposed. We will decide on what to replace them with after the current trees are removed. A motion was made and seconded for Care Scape to remove 2 Palo Brea trees from the front of the property for \$894.00. The motion passed unanimously. Put in Landscape Extras account # 5290.

There as discussion of Proposal 16161 regarding 645 feet of palm skinning. Steve reported that 1 to 2 feet of debris needs to come off annually. A motion was made and seconded that Care Scape would skin all of the palm trees on the property for \$7,740.00. The motion passed unanimously. Put in Landscape Extras account #5290.

City Property Management Report: Mark Breinig gave us some introductory information about Kathleen De Coiti including her past work experience as an engineer and her 12 years working for City Property as a property manager. She is detailed oriented and quick to respond to things. They will be doing a detailed property inspection in the near future. Kathleen will be meeting with Mike weekly. An aside note is that Mark was the Property Manager for La Solana in 2007 or 2008.

Staff Reports:

Maintenance: Mike reported that Rick from the electrical contractor said the carport lighting project will start Monday morning. One of the parking structures has 1 too many lights. The electrical conduits repair plan has been increased from 9 to 12. The board approved cost amount will accommodate the increase. We need to make sure that the carport by building 1 has the same light fixtures as the rest of the project. 4 lights may need to be changed. 2-3 carports will be fixed in a day. A plan has been developed and communicated to residents for moving cars. Residents will need to be notified if the schedule should change. (If the conduit is shiny, it signals that that carport is complete).

APS checked the transformers to see if they could handle the additional power needed for the gates. It was determined that they could.

Building #6, the fire alarms and sirens systems are being fixed.

Office Staff: Patti reported that she has been assisting Mike with carport car moving plans.

Neighborhood Representative Report: Bob Sylvester gave report from their last meeting. (See attached report).

Approval of Previous Board Meeting Minutes: A motion was made and seconded to approve the minutes of the April 20, 2022 Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave treasurer report. We have a deficit of (\$25,033.84) due to building repairs and electrical engineer consultant fee that will be moved back to the Reserve Fund. The Reserve Fund deficit increased by (\$84,704.33). This was due to the balance due for the roof repairs and the new fountain in front of the Clubhouse. Jan Smith noted that the ERTC tax credit would probably not come until July 6, 2022 or after. A motion was made and seconded to accept the financial report of the April 20, 2022 Board meeting. Motion passed unanimously.

Architectural Requests: Sue Dunn reported that they are considering moving the compliance issues to Kathleen in order to use the City Property tracking system and to free up the office staff of this duty. Currently, Mike Pence and Roger Moraga go around the campus and take pictures of any non-compliance issues that they find. They provide the office with the pictures and information and the office staff then deals with the residents directly. The proposed system would be to send the pictures and information to Kathleen and she would contact the residents and deal with any further notifications that might be required. It was suggested that Patti, Kathleen and the ARCH committee meet to discuss the proposal.

Old Business:

Gordon reported that the Lollipop Lighting Plans are 99% completed with the drawings for the lollipop replacement lighting project. Sue Dunn, Dallas Reynolds and Jan will set up a meeting with Eudjen from Master Lighting. We would like the following:

- To see samples to decide from and to show the community
- Get a bid for the direct replacement of the lollipop lights.
- Get a second bid for additional locations for placement of new lighting to include extra lights, trenching for power lines and all additional costs. (It was decided not to get two bids for the lights).

Pool shower repair: Kathleen called Pool Worx and the tile is still on back order. She is continuing to search for the same tile or an alternative.

Security Update: Dave Kearney reported that the 6 bike racks will be removed from the property. The bikes stolen were never reported missing. No more catalytic converters have been taken since last reported to the board.

Video Cameras and Security Gates: The feasibility study is still underway. The search group and Kathleen are having difficulty finding a civil engineer. APS determined that they would be able to trench underground to provide electrical power for security gates.

The person(s) living behind our wall behind Mike's maintenance building is still being investigated. The building manager for that property has not yet responded. Sue Dunn has taken pictures. Kathleen is working on resolving the issue. She will report the problem to the City of Surprise, Compliance Department if necessary.

Beauty Shop Floor Repair: Lars was asked to do repairs, but declined. Kathleen is searching for someone qualified to do the job.

New Business:

- **Building Painting Update:** Jack Mumford and Sue Dunn reported that Julie Child, the consultant from J. C. Color and Design, is working with them and Mike Pence on the color selection process as well as the color theme, i.e. wedding cake pattern verses vertical pattern. Julie will email the tentative choices to Branden, from Sherwin Williams who will add them to the computer generated building mock-up showing how the choices would look on our La Solana buildings. Our residents will be given a chance to see choices. Eventually, the project will go out to contractors for bids in 2023.

Adjournment: The meeting was adjourned at 11:14pm.

Future Meetings: To be held on Webex at 10:00am (Phoenix time)

Board Workshop on June 8, 2022 * Regular Board Meeting on June 15, 2022 * Board Chat on June 15, 2022
(Following Board Meeting)

Submitted by: Karen Gablesen, Board Secretary