

**La Solana Condominium Association
Board of Directors Regular Meeting
Held on WebEx Virtual Platform
July 20, 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; Kathleen DeCoite, Property Manager

Open Comments: Jan Smith asked for any resident comments. Doug Pusateri reported that there is a tree down by The Colonnade wall. CareScape will be out to take care of it as they handle storm damage in the area.

Landscape Report: Steve La Magna reported that Care Scape is currently doing the normal cycle work. The turf conversion is completed. They are working with Mike on the drainage problem. Pre-emergent work is done. The palm trees have been trimmed except for the entry palms which will be done next week when they are doing the skinning work. They are working to regulate the irrigation at the Clubhouse. They will replace one of the trees in front, outside of the entry wall, with the same kind of bush that is already in the area. It will be big enough to hide the transformer in that area. In September or October when we do the potential fountain conversions, we will see what plants need to be replaced as well as what curbing needs replacement.

City Property Management Report: Kathleen reported the following repairs have been completed: the bathroom tile in the pool area, the bee issues and the tile cleaning in the pool, spa and fountain. Replacing the decal on Building 2 is not completed as yet. Vortex will be doing the inspection and work on the doors. We now have the pool umbrellas and the BYOB license (needed for pool parties when alcohol will be present) is completed. AAA is being rescheduled. Jan suggested we go out for bids for a new vendor to replace AAA as they are not meeting our needs. Mike reported that the tile replacement project was completed per our contract. The water is no longer pooling and they did seal it. They did chip the pool decking in places and filled it in with grout. Mike will touch it up to make it more aesthetically pleasing. There was a brown stain descending from the stainless steel fixtures. Mike identified the problem and is taking care of it.

Staff Reports:

Maintenance: Mike reported that tree branches came down near Building #5 that will be taken care of. The company that will be fixing the FedEx damage is waiting for supplies. There is a problem with the remaining pool chiller. Mike is seeing if it can be repaired. There was a carport light out at #126 which VF Electric fixed. Mike suggested we find a new tile company for our future needs.

Office Staff: Patti reported that we received 102 responses to the survey asking if we should repurpose our fountains into planters. Susie is creating a spreadsheet to organize the responses. The cleaning crew is working on cleaning the Clubhouse. We are very pleased with the carpet cleaning results. Patti reported that there are currently 138 full-time residents living on campus, approximately 90 condos. There seems to be a trend that there are more permanent residents than in the past.

Neighborhood Representative Report: Jan reported that Bob Sylvester has resigned his position as Neighborhood Representative. Gordon Kath moved that we accept Bob Sylvester's resignation as Neighborhood Representative to The Grand. It was seconded and passed unanimously. Adrienne Kirschner has volunteered to be our Neighborhood Representative. Sue Dunn made a motion to accept Adrienne Kirschner as our Neighborhood Representative to The Grand. The motion was seconded and passed unanimously.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the June 15, 2022 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave the treasurer's report. We had a net loss of \$23,459.55 which is increased slightly from the previous month. Our Reserve Fund had a loss of \$34,822.77 with a balance of \$221,475.19. This was due to the carport lighting payment. A motion was made and seconded to accept the financial report of the June 15, 2022 Board meeting. Motion passed unanimously.

Architectural Requests: There were no requests for architectural changes needing approval this month.

Old Business:

- Master Lighting Plan – Community Lighting: Gordon Kath, Sue Dunn and Dallas Reynolds had a meeting on Thursday with Eudjen our lighting consultant regarding our proposed plan. We requested that we reduce the number of lights from 65 to 57. Eudjen will check that it is photo metrically proper. He will be sending us the final plans next week. When we get the final consultant report we will send it out for competitive bidding to contractors. We are waiting to get 2 lighting fixture samples which we will share with the community prior to making a choice. Sue reported that Mike and Eudjen will be coming up with a plan on how to deal with the electrical/water problem between buildings #2 and #3.
- Painting Update – Sue Dunn reported that she got an e-mail from our consultant, Julie Child that was also sent to Jan and Jack. Julie resubmitted a second request and instructions to the interactive simulation team. We are waiting to hear from that team. This is a long term project and we will continue to do our due diligence.
- Security Update - Lisa Minton requested a written plan from Dezert Gate, the company that looked at our property in regards to a security gate at La Solana's entrances. No further information is available at this time.
- Pool Chiller – We are looking for a new company to replace the first pool chiller and to do the work on the remaining pool chiller.

New Business:

- Fountain Replacement Proposal – Voting on the fountain planter project will continue until August 8, 2022. To date, 101 residents have voted yes and 1 has voted no. The Board will discuss the results at the August Board Workshop and vote on it at the August Board Meeting. Everyone is encouraged to email their votes and thoughts to the office. We have learned that The Grand may be agreeable in helping us order benches for our project through their ordering channels.
- Smoking Area – Sue reported that there have been complaints regarding smoking in the pool area. The Grand has removed all smoking from their pool areas. We are not required to have a designated smoking area. It was decided that we would have a designated smoking area, but it will not remain in the pool area. Sue, Kathleen, Mike and Dallas examined a location on the West side of the property. It was determined that Sue would work out a plan and present it at the August Board Workshop.

Adjournment: The meeting was adjourned at 10:55am.

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

Board Workshop on August 10, 2022 * Regular Board Meeting on August 17, 2022 * Board Chat on August 17, 2022
(Following Board Meeting)

Submitted by: Karen Gableson, Board Secretary