

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 26th, 2021 - Regular Session - 10:00 AM – 10:51 AM

Note: The meeting was held online using Cisco Webex during the COVID-19 pandemic. All owners were invited via email, posted notice, and the lasolanaliving.com website.

Call to Order: The meeting was called to order at 10:00 a.m.

Board Attendance:

Present: Jan Smith, President; Dallas Reynolds, Vice President; Jack Mumford, Treasurer; Larry Truett, Secretary; Gordon Kath, Member at Large. In addition Brad Schaeffer, from City Property Management as Community Manager, was present. (all attendees via Webex)

Open Comments: General discussion took place.

Landscaping Report: Harry Graham of CareScape gave a landscaping report.

Approval of Previous Meeting Minutes: A motion was made by Gordon Kath and seconded by Jack Mumford to approve the December 10th, 2020 minutes. Motion passed unanimously.

Financial Report: December Financials are not yet available.

New Business:

a) Courtyard Plant Install Bid

We are replacing and upgrading some of our courtyard plantings that have died. This will include a number of Sago Palms, which have done well in the courtyards. This in conjunction with improved irrigation should greatly improve the appearance of our courtyard landscaping.

A motion was made by Larry Truett and seconded by Dallas Reynolds to approve courtyard plant installation by CareScape for an amount of up to \$2583.00. Motion passed unanimously.

b) Tree Removal Bid

We are having a leaning willow acacia tree that is on the right of our main entrance removed.

A motion was made by Larry Truett and seconded by Gordon Kath to approve tree removal by CareScape for an amount of \$578.00. Motion passed unanimously.

c) Tree Trimming Bid

A motion was made by Larry Truett and seconded by Jack Mumford to approve a three year tree trimming contract by CareScape for an amount of \$27,362.00. Motion passed unanimously.

d) Rainforest Plumbing & Air AC Inspection Bid

Before work begins on the flat roof sections of buildings 3, 4, and 5 we are having the A/C rooftop units inspected by Rainforest Plumbing. Rainforest did this same work on buildings 1 and 2 in 2020.

A motion was made by Dallas Reynolds and seconded by Jack Mumford to approve a contract from Rainforest Plumbing for A/C inspections in buildings 3, 4, and 5 prior to roof work being done in an amount of \$5,400.

e) Centimark Corporation Roof Contract

The Centimark Roofing contract is under review with our Attorneys. The estimated start date for roof work is February 15th, with an estimated end date of April 1st.

f) LaSolana Concrete Parking Lot Contract

We have a revised contract from Cactus Paving for work on our East and Center driveways which includes additional work on ADA ramps, curbing, and gutter work.

A motion was made by Larry Truett and seconded by Jack Mumford to approve a contract from Cactus Paving for work on our East and Center Driveways in an amount of \$230,622.29 to be paid from reserve account 9870 and to be sent to our attorneys for review.

g) Southwest Roofing Consulting Bid

A motion was made by Larry Truett and seconded by Dallas Reynolds to approve a contract for Consulting by Southwest Roofing which specifies an amount of \$325.00 per inspection. Motion passed unanimously.

Old Business:

a) Appliance Update

Our new clubhouse dishwasher and microwave should be delivered soon. The remaining appliances will take a few more weeks.

b) Security Update / Bid

Security Committee Chairman Dave Kearny. The committee is looking at lighting options for Golf Cart canopies. They are also working with the local Police Department for advice. Longer term they are looking at campus wide lighting improvements. Cameras are still being considered, but lighting is currently seen as a better deterrent to implement. Remember the Committee Motto "If you see something say something" - incident report form is available on LaSolanaLiving.com.

A motion was made by Jack Mumford and seconded by Dallas Reynolds to approve a cost of up to \$5,000 to provide security lighting for one or more Golf Cart areas. Motion passed unanimously.

c) Fountain Update / Bid

The fountain committee continues to consider costs and options for the removal and upgrading of our outdoor and courtyard fountains.

Covid Update:

Our clubhouse remains closed with limited availability for library and computer use. Our pool remains open with restrictions.

Annual Meeting:

Ballots for owners to vote on Board Members have gone out by mail. You can vote by mail, fax, or use the Homeowner Portal to submit your vote. Brad suggests using the Homeowner Portal. Voting will close a few days prior to the annual meeting.

The Annual Meeting will be on February 23rd, 2021. The meeting will be online using Webex. There will be no voting at the meeting, so please vote early.

The City Property Homeowner Portal is: - <https://homeowners.cityproperty.com>.

Adjournment - The meeting was adjourned at 10:51 am

Upcoming Meetings

A Board Workshop is scheduled for February 18th at 10 a.m.

The Annual Meeting is scheduled for February 23rd at 10 a.m.

A Board Workshop is scheduled for March 11th at 10 a.m.

A Board Meeting and Chat is scheduled for March 16th at 10 a.m.

A Board Workshop is scheduled for April 15th at 10 a.m.

A Board Meeting and Chat is scheduled for April 20th at 10 a.m.

A Board Meeting and Chat is scheduled for May 25th at 10 a.m.

A Board Meeting and Chat is scheduled for June 22nd at 10 a.m.

All meetings will be held online via webex

Submitted by: Larry Truett, Board Secretary