

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 16th, 2021 - Regular Session - 10:00 AM – 11:17 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; Mike Pence, 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 Dallas Reynolds and seconded by Jack Mumford to approve the February 23rd, 2021 minutes. Motion passed unanimously.

Financial Report: A motion was made by Dallas Reynolds and seconded by Larry Truett to approve the February 2021 Financials. Motion passed unanimously.

New Business:

a) Clubhouse Opening

Sun City Grand has opened their indoor facilities to groups for limited activities including card games. There are some requirements including mask wearing.

The LaSolana Board is considering opening our clubhouse for limited activities including card games. Jan and Larry will work on an initial plan to be reviewed by other board members. Once the document is ready the Board plans to schedule a special meeting to vote on its approval.

b) 3 Year Tree Trim Program

The board approved a three year tree trimming bid from CareScape in January. However, that bid did not include our 97 tall Mexican and California fan palm trees. This new bid does include the palms.

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 \$44,686.00. Motion passed unanimously.

Old Business:

a) Roofs Update

In 2020 LaSolana completed flat roof work on two buildings, those being buildings 1 and 2. LaSolana is continuing our flat roof work in 2021 with two more buildings, those being buildings 3 and 5.

The roofing project is on schedule. Work is over 50% completed on building 5, and prep work on building 3 has begun.

b) Paving Update

Paving is scheduled to begin on April 12th and finish on May 3rd. Work will begin on the East driveway (behind 6 and 7) and will finish with the center driveway this year. The West driveway is planned for next year.

Please remember to remove bicycles from the bike cage before April 12th.

c) Fountains Update

The Fountain Committee will be meeting with Justin Luco from The Green Goddess Nursery on April 12th. Justin will give us a bid on removing the existing fountain in front of the Clubhouse and replacing it with a new fountain chosen by the committee.

d) Community Lighting Update

The golf cart canopy lighting project has been completed. Work has begun on replacing about 100 existing carport fluorescent tubes with LED lighting.

Two of our carports, to the East of building 1, were never wired for lighting. We will have VF electric, the company that completed the golf cart canopy project, add lighting to those carports. This will include running conduit under the asphalt during the paving project.

A motion was made by Dallas Reynolds and seconded by Jack Mumford to approve a bid from VF Electric of \$2,800 to install conduit and light fixtures on two unlit carports east of building 1, which is to be charged to reserve account 9555. Motion passed unanimously.

e) Security Update

Security Committee Chairman Dave Kearny said that the lighting project for the golf cart canopies was extremely effective, and the LED replacement for the carports was very promising.

The Neighborhood Watch group has been gathering incident report forms. They will soon send out a list of names of Watch members and other helpful phone numbers. Anyone needing help filling out an incident report form can contact a Watch member.

Adjournment - The meeting was adjourned at 11:17 am

Upcoming Meetings

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