

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the Clubhouse and on WebEx Virtual Platform
October 19, 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 resident comments. No responses

Landscape Report: CareScape's Steve La Magna and Rodrigo reported that the regular cycle 4 of maintenance is proceeding. Grass seed was spread but was washed away following heavy rains. The sprinklers have been turned off for a few days. Larry reported that the number of plants to be used in the large planter pots has been reduced from 101 to 46 to avoid crowding and to reduce costs. Each plant costs \$52.50. The front entrance plantings will be geraniums and snap dragons. There was a motion made and seconded to accept the CareScape proposal to plant Fall flowers at the front entrance for \$2,380. Motion passed unanimously. Charge to the Landscape Extras account in the operating budget. Another motion was made and seconded to accept the CareScape proposal to plant perennials in large planter pots outside each building for \$2,500. Motion passed unanimously. Charge to the Landscape Extras account in the operating budget.

City Property Management Report: Kathleen reported the pool chiller repair will need to be scheduled. Triple AAA will install the power supply for the alarm lights in Building 1 on Friday. There was 1 roof leak that has been taken care of. Vortex door repair has not gotten back to us.

Staff Reports:

Maintenance: Mike reported that our recycler is now accepting glass that has been cleaned. No window glass is allowed. The pool umbrella has been repaired. Mike asked that people stay off the newly emerging grass.

Office Staff: Patti reported that the movie schedule is being changed to Monday, Tuesday and Friday at the regular times.

Neighborhood Representative Report: Adrienne submitted a written report that was provided to the community.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the September 21, 2022 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford, Treasurer gave the treasurer's report. The Operating budget YTD deficit has been reduced to \$18,662.96. Because we had a surplus of \$32,000 last year, we can run a deficit up to that amount. The Reserve Fund increased by \$19,057.92. Additional reserve funds will potentially be spent on the fountains and lighting project by the end of this year. A motion was made and seconded to accept the financial report of the September 21, 2022 Board meeting. Motion passed unanimously. Jack presented the 2023 Budget. Historically we have had a 3% to 5% annual budget increase. Next year we will have an 8.3% increase due to inflation. Jan explained that our budget is different from The Grand's because we do not generate revenue from the golf courses, restaurants', etc. A motion was made and seconded to accept the La Solana 2023 budget. The motion was approved unanimously. City Properties will translate the 2023 budget into the assessment tiers and a letter with the 2023 budget and Tier 1-4 assessments will be sent to the residents in mid-November.

Committee Reports:

Architectural Requests: Sue reported that the Architectural Committee received one request from Unit #7103 to remove carpet and install vinyl planks. A motion was made and seconded to approve the removal of carpet and installation of vinyl planks in Unit #7103. The motion was approved unanimously. Patti explained that an ARC form needs to be completed by the owner and then the ARC Committee reviews the request to determine if it complies with the standards. It is then presented to the Board for official approval. Mike Pence is moving out of La Solana creating a vacancy on the ARC Committee. A volunteer is needed to fill this vacancy.

Long Range Planning Committee: Jean Mc Brien reviewed the work of the LRP Committee. Phase I developed the Mission Statement and defined La Solana Core Values. Phase II will expand the committee to develop a survey and hold focus groups to encourage residents to voice their ideas. That will lead to the development of goals which will be presented to the Board. Strategic planning will follow with approved goals. Areas that will be explored with focus groups include: communication, environmental issues, technology, safety and security, space allocation and socialization. The committee is seeking new members.

Social Committee: Vicky reported that the first activity will be a party planned for October 26th. There will be a committee meeting on October 27th at 10:00. The committee is seeking new member and new ideas.

Old Business:

- Master Lighting Plan – Community Lighting: Dallas reviewed the Community Lighting plan as it has progressed. The design work has been paused to give us time to look at mock-up samples. The sample installed between Buildings 4 and 5 is located in a dark area. The second sample will be installed Friday morning between Buildings 6 and 7 which is a better lighted area. The poles are the appropriate height, but are not the poles that will be used. We will be able to get feedback from residents regarding the light quality, styles etc. The project will be done in phases and Dallas is estimating it will cost approximately \$150,000.
- Zona Wyyard – Larry Truett reported that Zona Wyyard is only an internet service. Shallow trenches will be dug around the buildings and conduit will go up the sides of the buildings to deliver service to individual units. There will be no cost to the Association.
- Asphalt Paving – Dallas reported that we received a proposal from PMIS for \$2,150 to proceed getting bids to sealcoat and restripe the portion of our roads that were repaved two years ago. A motion was made and seconded to accept the proposal from PMIS for \$2,150 for the bidding process and project management for sealcoating and restriping our repaved roads. The motion was accepted unanimously. Charge to the Reserve Fund #9855, Streets/Cracks/Sealcoating.

New Business:

- Pool Contract Increase – Kathleen and Mike have been working with Ray from Pirate Pool Service to improve his services. He will provide pool service 4 days/week for \$720 per month. His work will be monitored. A motion was made and seconded to accept the Pirate Pool Service contract for \$720 per month for pool and spa cleaning services. The motion was accepted unanimously.

Adjournment: The meeting was adjourned at 11:15am.

Future Meetings: To be held on WebEx and in Clubhouse at 10:00am (Phoenix time)

Board Workshop on November 9, 2022

Regular Board Meeting on November 16, 2022

Submitted by: Karen Gablesen, Board Secretary