

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
June 21, 2023**

Board Members in Attendance: Jan Smith, President; Sue Dunn, Vice President; Karen Gablesen, Secretary; Gregory Martin, Member-at-Large; Kathleen DeCoite, Property Manager

Call to Order: President Jan Smith called the meeting to order at 10:00am.

Open Comments: A resident sent an email to the Board asking if the Board could tell him the cost of some of the recent repairs/upgrades. He also asked the Board to consider lowering the monthly HOA fees and move less into the Reserve Fund. Jan Smith explained that we still have very large, expensive projects ahead such as repairing/painting the buildings, lighting and other expenses in our near future. Annually Jack Mumford, treasurer and the Board adjust the HOA fees according to projected need.

Landscape Report: CareScape's Rodrigo Rosas and Steve La Manga reported CareScape is working through the regular cycle. He reviewed the watering schedule. The Palm Tree trimming was rescheduled for after July 4th.

City Property Management Report: Kathleen reported on the status of the pool chiller repair project. A new vendor, Air Flow, will be doing the work for the clubhouse, pool and elevators going forward. The work order for the pool chiller will be redirected to them. The sealcoating project is completed. The address numbers were moved to the upper right corner of the monument wall at the front entrance. The exit push button and the AC work in the Clubhouse were completed. Juneteenth Day is now an official Holiday observed by City Property.

Staff Reports:

Maintenance: Mike reported that the sealcoating was completed, but that today the company is cleaning a portion of the parking structure that had collected residue from the paving process. The mail room will be painted in the next couple of days. The Spa rails will be delivered on June 24th. Mike reported that AAA will do a complete inspection mid to end of July. They still don't know the cause of the strobe lights and sirens not being in sync to standards. Greg Martin questioned the piping material used with the gauges and where the Inspection Reports are located.

Office Staff: Patti reported that six candidates were interviewed for the Office Associate vacancy. Michelle Miller accepted the position and will start orientation with Patti on July 5th. Michelle will work on Tuesdays, Thursdays and every other Friday. There are approximately 15 condos presently up for sale. Patti is working on projects and preparing packets for the return of residents and renters in the Fall.

Neighborhood Representative Report: No Report.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the May 17, 2023 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jan Smith reported in the absence of Jack Mumford, Treasurer. The treasurer's report for May had a YTD operating loss of (\$8,047.83). This was lower than April due to reclassifying the elevator panel replacements (\$11,694.24) from Operating Budget to Reserves. Utility costs are well above budget. Jack will report on the reasons for this at the July Board Meeting. The Reserve Fund is at \$434,046.37. A motion was made and seconded to accept the Treasurer's report. Motion passed unanimously.

Committee Reports:

Architectural Requests: No needed activity.

Long Range Planning Committee: Karen reported that the LRP Committee will resume activity in the next couple of weeks.

Social Committee: The Salad Party will take place today. On Monday there was a Coffee/Donuts gathering in the Clubhouse with Jan and Sue and 25-30 participants.

Security Committee: Dave Kearney reported the office needs updated phone numbers for people who have keys who are authorized to move resident's cars. Recently, two cars needed to be towed during the sealcoating project.

Old Business: None

New Business:

- Asphalt Paving West Side - The bid was offered to Pinnacle Paving Company. PMIS said the paving is to begin on Monday October 2-6 and the striping will be done on October 7, 2023. A motion was made and seconded that we approve the contract proposal of Pinnacle Paving Company, (which includes the contingency fund) to pave the West Parking area, not to exceed \$217,391.00. Motion passed unanimously. Charge to Reserve Fund #9870 Remove and Repair Streets.
- Turf Reduction Proposal - The proposal needs more work. Will be discussed at next Board Workshop.
- Jan announced that there will be a Chat with the Board on Wednesday, June 28th at 7:00pm in the Clubhouse. There will be a Chat each month through the summer. It was discussed to look into having the Chats as a hybrid meeting on Zoom and also in the Clubhouse. Larry Truitt suggested the first attempt occur in July. Gordon suggested notes could be taken and distributed via email or the Newsletter.

Adjournment: The meeting was adjourned at 10:50am.

Future Meetings:

Board Workshop on July 12, 2023 at 10:00am Zoom

Regular Board Meeting on July 19, 2023 at 10:00am on Zoom

Submitted by: Karen Gablesen, Board Secretary