LaSolana Condo Association

Board of Directors Meeting

Zoom Meeting

August 19, 2026

The meeting was called to order by President Jan Smith at 10:00 a.m. MST.

Board Members in Attendance:

President Jan Smith, Vice President Norbert Herrera, Treasurer Jack Mumford, Member-at-Large Dallas Reynolds, Secretary Cheryl Emert, Property Manager Kathleen DeCoite.

Open Comments

Jan Smith announced invitations were sent out for Clubhouse Grand Opening events. The first event will be the evening of August 27th for volunteers and the second event will be August 28th for residents. The Club House will then be officially returned to residents.

Landscape Report

No report from CareScape

Staff Reports

Mike Donovan reported Kings III determined the outlets in the pump room would serve the needs for the elevator phones (confirmed by a Kings supervisor) and noted it was appropriate to cancel the proposal with Higley Electric for installation of new dedicated outlets in the amount of $3644.20.

Residents have complained that the pool is too warm. One chiller is down and it will be a few days before repairs. Our system will have limitations when our summer temperatures are excessive and we do not have the capacity to change that fact.

Patty reported the Office has been meeting with Wyyred and they have a new phone that seems to be working. They are awaiting the new copier so they can complete updates.

She reported 17 condos are currently listed for sale.

Management Report

Kathleen DeCoite reported that a “mock up” for the Directory Map is in progress. Door numbers and speed limit sign proofs were approved and are in production now.

The benches for 6-7 project have been ordered; Dallas received communication that they have shipped and delivery is expected Monday.

Tree trimming has been rescheduled for August 24th.

Club House air conditioning work is expected the 4th week of September.

Storm drain work is awaiting contractor scheduling.

Approval of Previous Meeting Minutes

A motion was made and seconded to approve the July 15, 2026, Board Minutes. Motion passed.

Financial Report

Treasurer Jack Mumford reported that the Scorecard remains in a good position. The Operating Budget is in the black at $51,745.55. The Reserve Fund is up at $395,221.27 and we are in good position as we come to the end of the year and take on current projects such as the paving.

A motion was made and seconded to accept the July Financial Report. Motion passed.

Committee Reports

Architectural Committee

Dallas Reynolds reported there were two applications and both were approved. One was to replace a front door, patio door and one bedroom window. The other was a patio roll down shade. Both applications were in compliance.

Long Range Planning

No report.

Jan Smith stated that the Board accepted the resignation of Landscape Committee Chairman Linda Carr. Jan and Cheryl are having a meeting with the remainder of the committee to discuss future and planning needs to go on with that group.

Social Committee

Becky Panko, summer social committee chairman, has agreed to take on the position of Social Committee Chairman for the entire year. She is planning some events for next year and a committee meeting will be held when everyone returns to see who wants to volunteer to help.

New Business

Jan Smith presented a proposal from CareScape for Rye overseeding. A motion was made and seconded to accept the CareScape proposal for overseeding rye grass at a total cost of $4477.00 to be charged to Landscape Extras. Motion passed.

The purchase of three umbrellas for Plaza 6-7 was discussed in the recent Workshop. A motion was made and seconded to approve a proposal from ALD Outdoors for $2079.68 for three umbrellas to be charged to Reserve Account 9735 Pool and Spa. Motion passed.

The directory sign from Fast Signs was discussed at the recent workshop. A motion was made and seconded to approve a proposal from Fast Signs in the amount of $800 to be charged to Building Maintenance Operating Budget 5215. Motion passed.

A replacement for the new Office copier has been ordered. There will be no change in the monthly cost of $375.10 and no restocking fee from Minolta. A motion was made and seconded that the Board accept the Minolta copier equipment exchange with no pricing change or restocking fee. Motion passed.

The Good Neighbor Policy was revised by Norbert Herrera and Jack Mumford and the new document was presented to the Board at the last Workshop. The document is a reference guide, shorter than the CC&R's, that summarizes key topics given to new owners and seasonal renters. The revised document is titled Community Standards Quick Reference Guide. A motion was made to accept the Community Standards Quick Reference Guide. Seconded, motion carried.

Meeting adjourned at 10:45 a.m. MST.

Submitted by:

Cheryl, Secretary