

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
July 16, 2025**

Board Members in Attendance: Jan Smith, President; Greg Martin, Vice President; Jack Mumford, Treasurer; Norbert Herrera, Member-at-Large; Kathleen DeCoite, Property Manager

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

Open Comments: None.

Landscape Report: CareScape's Santos Diaz reported on the following topics.

- New plants installed by the median beautification and turf reduction projects in June and July are warranted for 90 days. La Solana residents are keeping a list of plants that die during this period. Plants will be replaced one-for-one at no charge in October when temperatures are cooler.
- Verti-cut and dethatching of all turf areas is scheduled to be completed this week.
- Trimming of palm trees has been completed.
- All remaining pine trees (plus one acacia) will be removed in the fall, with billing deferred to 2026.
- CareScape will request permission to prune Mexican Bird-of-Paradise plants.
- CareScape is recommending to upgrade rip-rap in many areas with brown river rock to improve appearance, consistent with other areas where that change has already been made.

City Property Management Report: Kathleen DeCoite reported on the following topics:

- Repair of the flagpole lighting has been completed.
- Elevator inspections are scheduled within a week.
- HVAC consultants are examining ways to improve A/C performance in the clubhouse office.
- Storm drains passed inspection.
- Roof inspections have been completed.
- Two carports have been damaged. Requests for repairs have been made.
- The two new floor mats at the clubhouse were delivered in the wrong color and size. Plans are under way to acquire correct mats.
- A new directory sign is being made. Mike will paint the sign frame to match the new building colors.
- All backflow testing has been completed.
- The BYOB license has been renewed.

Staff Reports:

Maintenance: Mike Donovan reported on the following topics:

- He is working on repairing the damaged carports.
- He investigated reports that the recently repaired trash compactor was not working. It appears that electrical components and/or the motor have failed. He has scheduled an electrician to diagnose and resolve the issue, which includes 240-volt electrical components.
- Telephones stopped working in Building 1 elevators. Mike determined that underground telephone cables needed to be replaced. He used a temporary telephone cable to restore service in one elevator. He has requested a contractor to replace the underground cables to restore service to both elevators.

Office Staff: Patti Farrell reported on the following topics:

- Clubhouse storage areas are being reorganized to allow indoor storage of more seasonal items.
- Two new owners have moved into Building 1.
- Ground beetles have infested several ground floor units. A pest control service will treat any unit for \$25, to be paid for by the unit owner.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the June 18,2025 Regular Board meeting. The motion was approved unanimously.

Approval of Financial Report (Scorecard): Jack Mumford reported that June YTD operating profits increased to \$46,372.77. Total Reserves increased by \$24,127.39 to a total of \$334,375.00. June Reserve expenses were \$3,058.00 for repairing flagpole lighting and preparing a bid package for lollipop lighting replacement. The report was approved unanimously.

Committee Reports:

Architectural Committee: Greg Martin reported one request was submitted and approved for installation of sun screens.

Long Range Planning Committee: No report.

Social Committee: No report.

New Business:

CareScape Turf Proposal: A motion was made and seconded to approve a bid of \$1,742 from CareScape to perform verti-cutting and dethatching of all grass areas to control thatch and promote turf growth. This action has not been done for several years and is needed to improve the health and appearance of turf areas. The expense will be charged to Account 5290 – Landscape Extras. Motion was approved unanimously.

Old Business: None

Adjournment: The meeting was adjourned at 10:45 am.

Future Meetings:

Board Workshop – August 13, 2025, at 10:00 am MST on Zoom

Board Meeting – August 20, 2025, at 10:00 am MST on Zoom

Submitted by: Jack Mumford, Acting Secretary