

**La Solana Condominium Association  
Board of Directors Regular Meeting  
Zoom Meeting  
May 20, 2026**

Board Members in attendance: President, Jan Smith; Norbert Herrera, Vice-President, Jack Mumford, Treasurer; Cheryl Emert, Secretary; Dallas Reynolds, 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 Santo Diaz was unable to attend the meeting

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

- Testing completed on fire alarms and backflow prevention devices. Reports were sent to appropriate parties.

**Staff Reports:**

**Maintenance:** Mike Donovan

- Mike reported that they were working to get things organized for Clubhouse remodel.
- The pool will be closed for the weekend for maintenance of pool, spa and pool decking.

**Office Staff:** Patti Farrell

- The office will be operating during remodel. They will post a notice on the front door asking people to contact office by phone and they will come out to accept paperwork.

**Approval of the Regular Board Meeting Minutes:**

A motion was made and seconded to approve the minutes of the April 15, 2026, Board Meeting. Motion carried.

**Approval of Financial Report:** Treasurer Jack Mumford reported:

- The LaSolana Financial Scorecard for April 2026 shows we are in a healthy position with a Year-to-Date Net income \$33,468 to the positive. Reserve Fund closed at \$366,761 after expenses of \$83,000 (Fountain Project, Lighting, Clubhouse Renovations).

### **Committee Reports:**

#### **Architectural Committee:** Dallas Reynolds

- Dallas reported there were five applications received in the last month. All were straightforward, mostly sunscreens and window shades. Everything was in compliance.

#### **Long Range Planning Committee:** No report

#### **Social Committee:** No report

### **New Business:**

#### **Clubhouse Renovation Update:**

Jan Smith, Chairman of Clubhouse Renovation Committee reported on progress of clearing and preparing for construction to begin May 22, 2026. It was indicated that the Committee is requesting from the Board an additional \$20,000 for individual items such as lighting, entry tile, artwork, fabric that will need to be ordered. These expenses will be tracked by Property Manager Kathleen DeCoite and reported monthly to the Board.

A motion was made to approve an amount not to exceed \$20,000 for Clubhouse renovation to be charged to Reserve Account 9215 (Clubhouse Renovation). Motion was seconded. Motion was approved with four votes in favor. Board President Jan Smith abstained.

#### **Waste Management**

Property Manager Kathleen DeCoite presented a new service agreement from Waste Management with a reduced price.

A motion was made and seconded that the Board approve the updated Waste Management Service Agreement to be effective July 1, 2026. Motion carried.

#### **Plaza 6-7 Landscape**

Dallas Reynolds reported on CareScape's proposal to complete landscape portions of the Plaza 6-7. (five new trees to be planted, six pear trees to be removed, and seven -foot ring of gravel added with new plantings).

A motion was made to approve CareScape's landscape contract for Plaza 6-7 in the amount of \$11,845 to be charged to Reserve Account 9340 (Fountain Upgrade). Motion seconded and approved.

### **Pavement Patch/Repair**

Dallas Reynolds presented Pinnacle Paving's proposal to patch five areas of damaged asphalt.

A motion was made to accept the bid proposal of \$3900 from Pinnacle Paving to repair damaged asphalt to be charged to Reserve Account 9875 (Sealcoat). Seconded, motion carried.

### **Lighting Project**

Dallas Reynolds presented a proposal from Higley Electric to purchase/install one light to replace our sample fixture that did not fit the new installed pole.

Motion was made to accept Higley Electric Company's proposal in the amount of \$3142 to purchase and install one light fixture to be charged to Reserve Account 9555. Motion seconded and carried.

### **CareScape Proposals**

Property Manager Kathleen DeCoite presented proposals from CareScape (Fan Palm Tree trimming \$10,624 and Tree Removal/Stump Grinding \$702 and Turf Aerification/Soil Amendments \$991).

A motion was made to accept CareScape's contract to perform Fan Palm trimming and skinning in the amount of \$10,624 to be charged to Operating Budget 5290 (Landscape Extras). Seconded, motion carried.

A Motion was made to accept CareScape's contract to remove a defective tree and grind stump in the amount of \$702 to be charged to Operating Budget 5290 (Landscape Extras). Seconded, motion carried.

A motion was made to accept CareScape's contract to perform turf aerification and soil amendments in the amount of \$991 to be charged to Operating Budget 5290 (Landscape Extras). Seconded, motion carried.

### **Air Flow Air Conditioning**

Property Manager Kathleen DeCoite presented a bid from Air Flow to improve air flow in the Clubhouse office.

A motion was made to accept a bid from Air Flow Air Conditioning to perform air flow work on Clubhouse air conditioning systems in the amount of \$15,886.34 to be

charged to Operating Budget 5218 (Clubhouse Maintenance). Seconded, motion carried.

**Office Copier**

Property Manager Kathleen DeCoite presented a proposal from Konica Minolta to replace and remove our dated office copier; this is a 63-month device/software/maintenance service contract.

A motion was made to accept the quote from Konica Minolta for a 63-month Device/Software/Maintenance Services Agreement in the amount of \$285 per month. Seconded, motion carried.

**Old business (Action Item)**

It was reported that the Beauty Salon floor needs attention due to glue transferring through existing flooring, causing a safety/health violation. Property Manager will ask our remodel contractor for a labor/materials estimate to make repairs.

Meeting adjourned at 10:52 a.m. MST.

Submitted by:

Cheryl Emert, Board Secretary