

**La Solana Condominium Association
Board of Directors Regular Meeting
Held In Clubhouse
November 21, 2025**

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

Board Members Absent: Jan Smith, President

Call to Order: Vice-President Greg Martin called the meeting to order at 10:00 am. MST.

Open Comments: Residents commented on clubhouse doors and handicap doors for buildings.

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

- He recognized the important role Jan Smith played in landscape oversight for many years.
- Watering schedules going forward will be 1/week for plants and 5/week for turf.
- Treatments are planned to remove clover in lawns and grass in gravel beds.

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

- Scheduling lollipop light replacements is pending receipt of parts.
- All tree removals have been completed.
- Repairs of elevator room and clubhouse AC systems are under way.

Staff Reports:

Maintenance: Mike Donovan reported on the following topics:

- Building 5 elevators were out of service due to a fire panel failure. Repairs have been completed.
- A power surge disabled one elevator in Building 6. Replacement of damaged components will be completed by next week.

Office Staff: Carla Oehlerking reported on the following topics:

- Four units were sold last month; two sales are pending.
- Fire Department cadets will visit La Solana on December 1 and 2 to inspect lockboxes. Residents should be present for this visit and prepared to provide up to date keys for their lockbox.
- Residents may purchase a Fire Department lockbox for \$65 from the Fire Department, but they are responsible for installation.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of October 15, 2025 Regular Board meeting. The motion was approved unanimously.

Approval of Financial Report (Scorecard): Jack Mumford reported that October YTD net operating income was \$48,767.68. Reserves increased by \$25,028.64 to a total of \$326,762.74. October Reserve expenses were \$300 for lollipop lighting replacement drawings. Jack plans to reclassify approximately \$31,000 of Reserve expenses for tree removal and trimming to the Landscape Extras Operating Budget to reduce the net operating profit and increase the Reserve Fund. The financial report was approved unanimously.

Committee Reports:

Architectural Committee:

- **Approved Requests:** Three ARC requests were approved – 2 for AC replacement and 1 for cabinet replacement.
- **Denied Requests:** Two ARC requests (window replacement and light fixture replacement) were not approved, pending Board approval of new windows and patio lighting options.
- **Window Replacement:** A motion was made and seconded to approve a Renewal by Anderson replacement window for La Solana. The motion was approved unanimously. As a result, a request from owners of unit 3206 to replace all windows with the new standard will be approved.
- **Patio/Balcony Light Fixture:** A motion was made and seconded to approve The Toman Light Outdoor Wall Light BK sold by Kichler as an acceptable replacement for patio/balcony light fixtures. It is available from Home Depot and Amazon for approximately \$78. The motion was approved unanimously. As a result, a request from owners of unit 4301 to replace a balcony light fixture will be approved.

Long Range Planning Committee: No report.

Social Committee: The social committee is seeking new members. Sign up for Thanksgiving Dinner in the clubhouse will continue through Monday November 24.

New Business:

Paving – East and Center Areas

- Pavement consultant PMIC will ask Pinnacle Paving to notify us when they will be able to repair damaged areas prior to having a contractor crack fill and reseal the East/Center parking areas.

Clubhouse Exit Doors

- A motion was made and seconded to approve a bid from Bolt not to exceed \$10,000 to install and program exit crash bars on the 5 exit doors in the clubhouse. The motion was approved unanimously. The expense will be charged to Operating Budget 5218 Clubhouse Maintenance.

Resignation – Jan Smith

- A motion was made and seconded to accept the resignation of Jan Smith. The motion passed unanimously. Greg Martin acknowledged Jan’s dedication to La Solana while serving as Board President from February 2019 to the present.
- A motion was made and seconded to appoint Dallas Reynolds to fulfill the remainder of Jan’s Board term, which expires in February 2027. The motion passed unanimously.
- The newly configured Board agreed to assign responsibilities as follows:
 - President: Greg Martin
 - Vice-President: Norbert Herrera
 - Treasurer: Jack Mumford
 - Secretary: Jack Mumford, Acting
 - Member-At-Large: Dallas Reynolds

Old Business: None

Adjournment: The meeting was adjourned at 11:45 am MST.

Future Meetings:

Board Workshop – December 10, 2025, at 10:00 am MST in the Clubhouse

Board Meeting December 17, 2025, at 10:00 am MST in the Clubhouse

Submitted by: Jack Mumford, Acting Secretary