

**La Solana Condominium Association
Board of Directors Regular Meeting
Held via Zoom
December 17, 2025**

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

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

Open Comments: None

Landscape Report: No report.

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

- Repairs to all elevators have been completed.
- Clubhouse AC improvements are continuing.
- Installation of crash bars on clubhouse doors will be scheduled when parts are received.
- Another vendor has been identified to provide new signs.
- Carport repairs are still in progress.

Staff Reports:

Maintenance: Mike Donovan reported on the following topics:

- The gas line from La Solana to the main line on Mountain View Blvd needs to be replaced. Crews will be on site early next week to excavate the old gas line and replace it. Pool heaters and gas BBQ will be shot off while this occurs. Residents who park outside of Building 1 will be requested to move their vehicles if they are in the area affected by the gas line excavation.
- Higley Electric will be consulted to see if they can assist in replacing the telephone cable in Building 1 that has failed and caused the telephone in one of the elevators to become inoperable.
- Mike blows leaves from sidewalks 2-3 times per week during this time of year. Carescape removes leaves every week, but the heavy leaf fall requires more frequent attention to keep sidewalks safe.

Office Staff: Patti Farrell reported on the following topics:

- There are 16 units listed for sale, down from 20 last month.
- An email Blast will be sent reminding residents to park in their assigned spaces, not in open spaces that are needed for guests and contractors. This is a growing problem as snowbirds return to La Solana.
- Volunteer gardeners are needed in Buildings 2 and 3 to water plants in outside pots.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of November 21, 2025 Regular Board meeting. The motion was approved unanimously.

Approval of Financial Report (Scorecard): Jack Mumford reported that November YTD net operating income was \$7,893.63, down from \$48,767.68 at the end of October. Reserves increased by \$57,036.96 to a total of \$383,799.70. The decrease in net income and increase in Reserves was due to the reclassification of

\$31,340.80 in Tree Trimming expenses from Reserve to Operating Expense. The only Reserve expense in November was \$2,600 for the updated Reserve Study. The financial report was approved unanimously.

Committee Reports:

Architectural Committee:

- Seven requests were submitted. Six were approved immediately. The seventh (exterior light fixture) was initially rejected. It was later approved when an acceptable fixture was identified.

Long Range Planning Committee: No report.

Social Committee: No report.

Landscape Committee: Linda Carr reported that weekly walk-arounds to identify issues are continuing. The Committee needs clarification of how to report concerns to Carescape in a timely manner now that Jan Smith is no longer a Board member. Linda will submit concerns to City Property (Kathleen) until a new Board member is identified to assume Jan's role.

New Business:

Appointment of Board Member

- A motion was made to approve Cheryl Emert to the Board to replace Claudia Jurowski, who resigned in May. Cheryl's term will expire in February 2028. The motion passed unanimously.

Appointment of Advisory Board Member

- A motion was made to appoint Jan Smith as a Board Advisor. The motion passed unanimously.

Insurance Renewal Proposal

- A motion was made to accept a proposal from Labarre/Oksnee to renew all existing insurance policies for property, general liability, fidelity bond/crime, directors' and officers' liability, umbrella liability, and workers compensation for a total annual premium of \$65,260.00. The motion passed unanimously.

Tree Installation Proposal

- A motion was made to accept a proposal to install 5 24-inch Chinese Elm box trees along Mountain View Blvd for a cost of \$2,200. The motion passed unanimously. The expense will be charged to operating budget account 5290 Landscape Extras.

Old Business: None

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

Future Meetings:

Board Workshop – January 14, 2026, at 10:00 am MST in the Clubhouse

Board Meeting January 21, 2026, at 10:00 am MST in the Clubhouse

Submitted by: Jack Mumford, Treasurer