

**La Solana Condominium Association**  
**Board of Directors Regular Meeting**  
**Held in The Grand Sagebrush Room**  
**February 12, 2026**

**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 10:34 a.m. MST.

**Open Comments:**

There were no open comments.

**Landscape Report:**

CareScape's Santos Diaz reported recent work progress, thanking the Landscape Committee for the adjustments that they have made and work they have done. He said next week crews will be working in Area 2 (Buildings 1-2).

Plants for Buildings 3-4 are taking longer due to plan changes from the Committee and requiring a need to go back to the design. Hopefully those will be available for the March meeting. He reported on completion of several projects and stated they would start renovation work on the Texas Sage plants if approved.

**City Property Management Report:**

Kathleen DeCoite reported the following updates:

- Building 1 elevator phone repair: Contractor proposals have been sought to replace the cable and she is also getting proposals to make all elevator phones wireless.
- All elevator maintenance has been completed.
- Materials for the Clubhouse door should be coming soon
- Another company has been found for our directory and other signage needing update and parts have been received and are waiting for the carport repairs to be scheduled.

**Staff Reports:**

### **Maintenance:**

No report, Mike Donovan was not in attendance.

### **Office Staff:**

Patti stated the office has revised the Homeowner/Tenant Information Form and asked owners to make updates, i.e. primary address, car information, phone numbers, etc.

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

A motion was made and seconded to approve minutes of the January 21, 2026, Regular Board Meeting. The motion was approved unanimously.

### **Approval of Financial Report:**

Jack Mumford stated the Financial Report was made earlier today at the Annual Meeting and noted there were no changes to add to it.

### **Committee Reports:**

#### **Architectural Committee**

There is updated information for the owner packet regarding the architectural guidelines and standards. This can be found on the LaSolana Living webpage. There were some minor changes in permit requirements for AC replacement and approved standard materials.

#### **Long Range Planning Committee:**

Jean McBrien reported that their report of 2025 was updated by adding color coding to indicate priorities. The updated report will be made available in the Clubhouse or it can be emailed.

#### **Social Committee:**

Jan Smith announced there was good news for the Social Committee indicating we had a new chair volunteer. Vicki stated it had been a wonderful experience for both her and Lois to serve for several years on the Social Committee but they were moving on from Co-Chairing that position. She announced Sue Dunn would be taking over that position. Jan and Becky have taken over co-chairing the Activities and will assist Sue and Becky during the summer months. Lois and Vicki were thanked for all their years of doing an amazing job.

#### **Landscape Committee:**

Greg Martin, Committee Board Liaison, reported that this has been a real learning experience and has the help of Linda Carr and Carol who have been doing weekly reviews of the property---monitoring care of property grounds.

**Fountain Plaza 6-7 Committee:**

Dallas Reynolds said that he is going to be making a recommendation to the Board that they authorize him to proceed to implement the fountain. Additionally, there will be an increase in the concrete size of the area and CareScape's landscape architect will be used to put together a design for plants.

**Clubhouse Renovation Committee:**

Jan Smith reported they have been meeting with a consultant and they are going on a field trip to view some recent installations and gather some ideas for renovation.

**New Business:**

**Election of Officers:**

The slate presented was Greg Martin continuing as Board President, Norbert Herrera as Vice President, Cheryl Emert as Secretary, Jack Mumford as Treasurer, Dallas Reynolds as At Large Board Member. Motion was made to accept the slate of Board Officers. Motion seconded, carried.

**Activities**

It was determined a motion was necessary to establish an **Activities Committee.** A motion was made that the Board established an Activities Committee, seconded, motion carried.

**Old Business:**

Dallas Reynolds reported that the City of Surprise has finally approved the lighting project. A pre-construction meeting is expected next week.

**Adjournment:**

The meeting was adjourned at 11:17 a.m.

Submitted by: Cheryl Emert, Secretary