

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
June 18, 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.

Open Comments: A resident complimented CareScape for the improved appearance of trees and plants across the property. Many plants are in full bloom.

Landscape Report: CareScape's Santos Diaz reported that irrigation is occurring daily at increased amounts due to high temperatures. Grass areas have been aerated and fertilized. Winter rye grass is dead as planned. Trimming of plants is proceeding after consulting with La Solana Board members and landscape committee. Palm trees in all buildings are being trimmed this week. New curbing has been installed along the path at the rear of the property, tree removals are completed, and the turf removal project is progressing. Santos recommended that we trim the cassia trees along Mountain View Blvd early next year. He also is preparing a proposal to de-thatch all grass areas, which have not been treated for several years.

City Property Management Report: Kathleen DeCoite reported that tile roof repairs are scheduled for June 30. The trash compactor will be removed for repairs next week. The installation of new flagpole lighting and backflow repairs are also scheduled for next Tuesday. The failed pool pump has been replaced.

Staff Reports:

Maintenance: Mike Donovan is working with AirFlow to find ways to improve A/C performance in the clubhouse office. Greg Martin encouraged Mike to engage an HVAC consultant if necessary. Mike also noted that Global Roofing will clean roof areas that Mike cannot reach as they conduct tile repairs. He also said office staff made an excellent suggestion that we inspect all new plants prior to the expiration of the 90-day warranty period to ensure that unhealthy plants are replaced under warranty.

Office Staff: Patti Farrell reported that Carla is working closely with summer social committee organizers. Summer social events have been well attended by 30-40 people. Patti and Carla are using the summer lull to catch up on projects that could not be contained during the busy winter season.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the May 21, 2025 Regular Board meeting. Motion passed unanimously.

Approval of Financial Report (Scorecard): Jack Mumford reported that May YTD operating profits increased to \$32,922.49, due in part to the reclassification of tree trimming and curb replacement expenses totaling \$26,188.50 from the Operating Budget to Reserves. Total Reserves decreased by \$1,592.93 to a total of \$310,247.61. The report was unanimously approved.

Committee Reports:

Architectural Committee: Greg Martin reported that 4 requests were submitted and approved. Two requests involved A/C replacement, while the other two were for new flooring and remodeling.

Long Range Planning Committee: No report.

Social Committee: No report.

New Business: None

Old Business: None

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

Future Meetings:

Board Workshop – July 9, 2025, at 10:00 am on Zoom

Board Meeting – July 16, 2025, at 10:00 am on Zoom

Submitted by: Jack Mumford, Acting Secretary