

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
December 10th, 2020 - Regular Session - 10:00 AM – 11:26 AM

Note: The meeting was held online using Cisco Webex during the COVID-19 pandemic. All owners were invited via email, posted notice, and the lasolanaliving.com website.

Call to Order: The meeting was called to order at 10:00 a.m.

Board Attendance:

Present: Jan Smith, President; Dallas Reynolds, Vice President; Jack Mumford, Treasurer; Larry Truett, Secretary; Gordon Kath, Member at Large. In addition Brad Schaeffer, from City Property Management as Community Manager, was present. (all attendees via Webex)

Open Comments: General discussion took place.

Landscaping Report: Jan Smith gave a landscaping report.

Approval of Previous Meeting Minutes: A motion was made by Gordon Kath and seconded by Jack Mumford to approve the November 17th, 2020 minutes. Motion passed unanimously.

Financial Report: Treasurer Jack Mumford presented the November Financial Scorecard report. A motion was made by Dallas Reynolds and seconded by Larry Truett to approve the November Financials. Motion passed unanimously.

New Business:

- a) Security Committee Report
Committee Chairman Dave Kearny gave a report. The committee is focusing on the LaSolana Neighborhood Watch Program which currently has 15 people. The motto of the Security Committee is “If You See Something Say Something”. Owners can use the “Incident Report Form” available at LaSolanaLiving.com to report anything out of the ordinary you notice at LaSolana.

- b) Fountains
The committee has met once and will be meeting again shortly. At the first meeting was a discussion on which fountains had problems and what those problems were.

- c) Appliances
LaSolana will be replacing our old clubhouse kitchen appliances. We are purchasing a new refrigerator, stove, microwave, and dishwasher. These will be Whirlpool appliances with a fingerprint resistant stainless steel finish.

A motion was made by Dallas Reynolds and seconded by Larry Truett to approve purchasing appliances from Spencers for an amount of \$2821.10. Motion passed unanimously.

- d) Holiday Decorating Contest
We will be having a Holiday Decorating contest again this year. Entries are due by 2 pm on Monday, December 21st. Judging will be on the evening of Tuesday, December 22nd. Winners will be announced on Wednesday, December 23rd.

Old Business:

- a) Roof Update
In 2020 LaSolana completed flat roof work on two buildings, those being buildings 1 and 2. LaSolana will be continuing our flat roof work in 2021 with three buildings, those being buildings 3,4, and 5.

A motion was made by Dallas Reynolds and seconded by Larry Truett to approve a bid by Centimark Roofing for flat roof work on three buildings at \$68,724 per building to be paid from reserve account 9805. Motion passed unanimously.

A motion was made by Dallas Reynolds and seconded by Larry Truett to send the Centimark Roofing contract to our attorneys for review, with our HOA President having final approval of any changes. Motion passed unanimously.

b) Pavement Info

We are scheduled to begin paving our Eastern Driveway this spring, and would now like to increase the scope to include our Center Driveway.

A motion was made by Dallas Reynolds and seconded by Gordon Kath to request Cactus Paving submit an amended contract to our attorneys which includes both East and Center driveways, all work to be paid from reserve account 9870, and with our HOA President having final approval of any changes. Motion passed unanimously.

c) Computer Info

We spent \$2216.28 to replace Mike's office computer and the two computer room desktop towers with new Dell computers from Best Buy.

d) Smoking at the Pool

We are now limiting the pool smoking area to 2 smokers who are socially distant.

Covid Update:

Please continue to be safe. Wear face masks, practice social distancing, and wash your hands regularly.

Annual Meeting:

Solicitations for Board Positions with expiring terms is in progress. Applications to run for a position are due by December 28th. You can email, fax, or use the City Property Homeowner Portal to submit your application.

After applications are received, ballots for owners to vote on Board Members will go out by mail. You can vote by mail, fax, or use the Homeowner Portal to submit your vote. Brad suggests using the Homeowner Portal. Voting will close a few days prior to the annual meeting.

The Annual Meeting will be on February 23rd, 2021. The meeting will be online using Webex. There will be no voting at the meeting, so please vote early.

The City Property Homeowner Portal is: - <https://homeowners.cityproperty.com>.

Adjournment - The meeting was adjourned at 11:26 am

Upcoming Meetings

Board Workshop on Thursday, January 21st, 2021 at 10:00 am.
Board Meeting and Chat on Tuesday, January 26th, 2021 at 10:00 am
Board Workshop on Thursday, February 18th, 2021 at 10:00 am.
Annual Board Meeting on Tuesday, February 23rd, 2021 at 10:00 am
Board Meeting and Chat on Tuesday, March 16th, 2021 at 10:00 am
Board Meeting and Chat on Tuesday, April 20th, 2021 at 10:00 am

All meetings will be held online via webex

Submitted by: Larry Truett, Board Secretary