

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 23rd, 2021 - 10:29 AM – 11:10 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 10:30 a.m.

Board Officer Elections:

A motion was made by Jack Mumford and seconded by Larry Truett to keep Jan Smith as President. The motion passed unanimously.

A motion was made by Jack Mumford and seconded by Larry Truett to keep Dallas Reynold as Vice President. The motion passed unanimously.

A motion was made by Dallas Reynolds and seconded by Larry Truett to keep Jack Mumford as Treasurer. The motion passed unanimously.

A motion was made by Dallas Reynolds and seconded by Jack Mumford to keep Larry Truett as Secretary. The motion passed unanimously.

A motion was made by Dallas Reynolds and seconded by Jack Mumford to make Mike Pence the Member at Large. The motion passed unanimously.

Board Attendance:

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

Approval of Previous Meeting Minutes: A motion was made by Jack Mumford and seconded by Dallas Reynolds to approve the January 26th, 2021 minutes. Motion passed unanimously.

Financial Report: A motion was made by Dallas Reynolds and seconded by Larry Truett to approve the January 2021 Financials. Motion passed unanimously.

New Business:

a) Appointment of Architectural Committee

The Board Liaisons for the Architectural Committee will be Dallas Reynolds and Mike Pence.

A motion was made by Larry Truett and seconded by Jack Mumford to appoint Gordon Kath to the Architectural Committee. Motion passed unanimously.

b) Community Lighting

Dallas Reynolds discussed the many opportunities we have for improving outside lighting at LaSolana over the coming years. The golf cart canopy lighting test was a success. The covered auto parking areas have had a few fluorescent tubes replaced with LED lighting, and we will continue that as well as looking into adding fixtures to spaces that are not currently illuminated. The lollipop lighting could be improved with lighting poles that are higher, have better fixtures, and use LED lights. The patio, hallway, and building sconces could be improved.

There was a discussion on completing the golf cart canopy illumination project for only those spaces affected by the upcoming paving project, or for all of our canopies. It was agreed to illuminate all of our golf cart canopies.

A motion was made by Dallas Reynolds and seconded by Larry Truett to approve a bid from VF Electric of \$21,700 to complete the Golf Cart Canopy Electrification Project for all remaining spaces. Motion passed unanimously.

c) Review Dates for Board Meetings

A Board Workshop and Property Walkaround is scheduled for March 11th at 10 a.m.

A Board Meeting and Chat is scheduled for March 16th at 10 a.m.

A Board Workshop is scheduled for April 15th at 10 a.m.

A Board Meeting and Chat is scheduled for April 20th at 10 a.m.
A Board Meeting and Chat is scheduled for May 25th at 10 a.m.
A Board Meeting and Chat is scheduled for June 22nd at 10 a.m.

All meetings will be held online via webex

Upcoming meetings are listed at LaSolanaLiving.com.

d) Janitorial Services Agreement

A motion was made by Larry Truett and seconded by Dallas Reynolds to approve a new contract with Aether Facility Services in the amount of \$775.00 monthly for Janitorial Services which will take effect on March 1, 2021. Motion passed unanimously.

Old Business:

a) Roofs

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 two more buildings, those being buildings 3 and 5. We were previously planning to work on three roofs this year, but decided to be more fiscally conservative and cut back to two roofs.

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

b) Paving

Paving is scheduled to begin on April 12th and finish on May 3rd. Work will begin on the East driveway (behind 6 and 7) and will finish with the center driveway this year. The West driveway is planned for next year.

c) Security

Committee chair Dave Kearny spoke at the Annual meeting.

d) Fountains

A motion was made by Larry Truett and seconded by Jack Mumford to appoint Gordon Kath to the Fountain Committee. Motion passed unanimously.

Covid Update:

Our clubhouse remains closed with limited availability for library and computer use. Our pool remains open with restrictions.

Open Comments: General discussion took place.

Adjournment - The meeting was adjourned at 11:10 am

Submitted by: Larry Truett, Board Secretary