

**La Solana Condominium Association
Board of Directors Regular Meeting
LaSolana Clubhouse
March 18, 2026**

Board Members in Attendance: Greg Martin, President; Norbert Herrera, Vice-President, Jack Mumford, Treasurer; Cheryl Emert, Secretary; 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:

Jan Smith reported on the Clubhouse Renovation Committee, stating progress information will be reported regularly. She said project completion would be the appropriate time to discuss items such as Clubhouse decorating for annual, seasonal and events.

Landscape Report:

CareScape's Santos Diaz reported on

- Completed projects
- Weed control begins first week of April
- Building 4 irrigation leaks repaired
- Proposed contract for annual tree trim (action postponed until April Board Meeting)
- Maintenance Crews will work April 2 (April 3 is a holiday)
- CareScape's participation in Project 6/7

City Property Management Report:

Kathleen DeCoite reported on the following topics:

- Directory Signs (sent back for revisions)
- Proposals received for East side seal coats
- Clubhouse doors—working with Fire Marshall to explore motion detectors
- Proposals sought for wireless phone lines to elevators
- Carport repairs completed

Staff Reports:

Maintenance: Mike Donovan

- Residents reminded to break down boxes for recycling and to be aware of allowable recycling items
- Reminder for residents to park in assigned parking places—leave open spaces for contractors to enter in areas of yellow construction fencing.

Lighting Project

Dallas Reynolds reported on the construction project indicating that initial inspections are believed to be completed, foundations are to be completed this week and poles erected next week with an anticipated project completion by the end of the month. Damage caused by construction is being documented and will be assessed for repair assignment needs.

Office Staff: Patti Farrell

No report

Approval of the Regular Board Meeting Minutes:

A motion was made and seconded to approve the Minutes of February 12, 2026. Motion approved.

Approval of Financial Report:

Jack Mumford presented the LaSolana Financial Scorecard for February 2026. After two months, the Scorecard is positive by \$4,748 (Accounting 's posting errors corrected). The Reserve Fund grew by about \$13,000 with new total of \$454, 098.22. About one-half of the Lighting Project has been paid. Motion to accept the Financial Report was made, seconded and approved.

Committee Reports:

Architectural Committee:

Three architectural requests were approved in the past month and a conditional approval was given for Unit 3208 window replacement pending a CC&R requirement for Board Approval.

Motion was made that the Board approve the request for complete window replacement at Unit 3208 (submittal number 186875), seconded, motion carried.

A revision to the Owner Information Packet will show permits for window replacements are no longer required by City of Surprise as long as they are like for like.

A motion was made to accept an update to the existing Owner Information Packet, deleting a permit requirement for window replaced with like for like windows. Seconded, motion carried.

Long Range Planning Committee

Jean McBrien reported the Planning Committee document is available on the website. Hard copies are also available in the LaSolana office. The Committee is planning to reconvene next year, starting with another survey.

Social Committee:

Vicki reported a St. Patrick's themed party is tonight. An Easter party is planned. The new committee will assume responsibilities going into summer.

New Business:

Plaza 6/7

A motion was made to approve a proposal from Green Goddess to expand the concrete plaza between buildings 6 and 7 and install 3 urns per Option C for \$30,091.97. The cost would be charged to Reserve Account 9340 Fountain Expense. The motion passed unanimously.

Resealing East/Center Parking

A motion was made to accept a proposal from PMIS to provide bidding and project management services for the repair and resealing of the East/Center parking area for \$2450. The cost would be charged to Reserve Account 9875. The motion passed unanimously.

Old Business:

None

Adjournment:

The meeting was adjourned at 11:00 a.m.

The next Board meeting is scheduled April 15, 2026, LaSolana Clubhouse.

Submitted by:

Cheryl Emert, Secretary