

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
October 15, 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. MST.

Open Comments: None.

Landscape Report: CareScape's Santos Diaz reported on the following topics.

- Overseeding has been completed. CareScape will re-seed any areas that were damaged by the recent heavy rains and irrigation repairs near Buildings 4 and 5.
- CareScape recently received a signed contract to install new plants and irrigation near Building 4. Work will begin as soon as possible.
- Planned tree removals will take place in early November. The Board agreed to advise CareScape to bill for this work in 2025 rather than 2026 as previously agreed.
- Removal of the fountain between Buildings 6 and 7 was completed.
- CareScape Plans to trim various plants and shrubs will be discussed with La Solana before performing the work in early 2026.

City Property Management Report: Kathleen DeCoite reported on the following topics:

- Seal coating of the West parking area was completed after delays caused by heavy rainfall.
- Repairs to the elevator room AC's was completed.
- Repairs to damaged carports are completed, except for one area covered by insurance.
- Proposals have been requested to replace the grass area inside of the pool enclosure.
- Rework of AC ducts in the clubhouse will be scheduled in November when temperatures are cooler.

Staff Reports:

Maintenance: Mike Donovan reported on the following topics:

- One elevator in Buildings 5 and 7 were shut down by someone who appears to have used a special key to place them out of service. The building 7 elevator requires replacement of two circuit boards and may be out of service for 10 days or longer.

Office Staff: Carla Oehlerking reported on the following topics:

- Snowbirds and renters are arriving as expected.
- 9 units have sold in recent months. There are 20 units on the market.
- The Summer Social Committee held a Carnival event in September and is planning a Scavenger Hunt in October.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the September 17, 2025 Regular Board meeting. The motion was approved unanimously.

Approval of Financial Report (Scorecard): Jack Mumford reported that September YTD net operating income was \$54,433.58. Total Reserves decreased by (\$36,341.22) to a total of \$301,916.16. September Reserve expenses were \$73,890 for lollipop lighting replacement, offset by receipt of a \$12,000 credit for a turf removal project from the City of Surprise. The financial report was approved unanimously.

Committee Reports:

Architectural Committee:

- A request for a powered Roll Down Shade for unit 6301 was denied. Only manual shades are permitted.
- The designated alternate standard patio light fixture is no longer available for purchase. The original standard patio light fixture (Westinghouse #6680300, Traditional One-Light Outdoor Wall Lantern, Black) remains available in the retail market.
- A request from unit 3206 to replace one or more windows is under investigation to see if a window that matches the appearance of existing windows can be found.

Long Range Planning Committee: No report.

Social Committee: No report.

New Business:

2026 Budget

- A motion was made to approve a 2026 Operating Budget 2.5% higher than the 2025 Operating Budget. This increase is lower than the 2.9% annual increase in the Consumer Price Index at the end of August. The motion was approved unanimously.

Fire Inspection Repairs

- A Fire Department inspection found 9 violations, down from 24 violations in the prior inspection.
- Violations included 4 sprinkler heads that must be replaced, fire suppression riser gauges that must be replaced, a sprinkler head in the clubhouse that must be lowered to ceiling height, and a requirement to perform an annual inspection of fire extinguishers in every golf cart canopy.
- A motion was made to approve a proposal from NEXT Protection to make repairs to remedy the above violations for an amount not to exceed \$3000. The motion was approved unanimously. The project will be charged to Operating account 5231 Fire Sprinkler Maintenance.
- The potential need to replace all fire suppression sprinkler heads that reach the end of useful life as defined by state or local regulations was discussed. The Board agreed to investigate this topic further to determine whether we face a significant investment for this purpose in the future.

Old Business: None

Adjournment: The meeting was adjourned at 11:35 am MST.

Future Meetings:

Board Workshop – November 12, 2025, at 10:00 am MST in the Clubhouse

Board Meeting November 19, 2025, at 10:00 am MST in the Clubhouse

Submitted by: Jack Mumford, Acting Secretary