

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
August 20, 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.

- Plants in medians and turf conversion project are doing well.
- Two proposals are in progress, one for replacement of river rock and another for demolition and removal of fountain between buildings 6 and 7.
- Mexican Bird of Paradise and Cassia plants will be renovated in the Fall.
- The remaining 7 pine trees and another tree will be removed in November or December.

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

- All elevators have passed inspection. Permits are available in the office.

Staff Reports:

Maintenance: Mike Donovan reported on the following topics:

- He worked with Air Flow to diagnose cooling problems in the clubhouse and condensation leaks in the elevator AC rooms.

Office Staff: Patti Farrell reported on the following topics:

- They gave a "shoutout" to the Summer Social Committee for the many well-attended social events.
- They are preparing information packets for distribution to owners and renters in the Fall.
- Condo sales are picking up, especially in Building 1.
- They recognized Mike for efforts to reorganize the storage room.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the July 16,2025 Regular Board meeting. The motion was approved unanimously.

Approval of Financial Report (Scorecard): Jack Mumford reported that July YTD operating profits were \$31,447.56. Total Reserves decreased by \$15,838.61 to a total of \$318,536.39. July Reserve expenses were \$42,236 for turf removal and \$500 for lollipop lighting replacement consulting. The report was approved unanimously.

Committee Reports:

Architectural Committee: Greg Martin reported that one request was approved for a new AC system in unit 7110, subject to approval of a permit by the City of Surprise.

Long Range Planning Committee: No report.

Social Committee: No report.

New Business:

PMIS Proposal: (Sealcoat West Pavement)

- A motion was made to hire PMIS for \$1,050 to prepare a bid specification, solicit bids from 3 qualified bidders, assist the Board in selecting a contractor, and provide project management services for seal coating the West pavement. The motion was approved unanimously. The expenses will be charged to Reserve Account 9875 Seal Coating.

Lollipop Lighting Project Update:

- After review and discussion of bids, it was decided to select Higley Electric Company LLC to replace the lollipop lights. A contract will be signed pending the resolution of some questions and concerns to be discussed with Higley and our lighting consultant.
- **Christmas Decorations:** A motion was made to purchase garlands, mini-lights and a wreath to enhance Xmas decorations at the entrance and clubhouse from Dekra-Lite for \$2,051.46. The motion was approved unanimously. The expense will be charged to Landscape Extras Operating Account 5290.
- **Elevator Room AC Repairs:** A proposal from Air Flow for \$4,449.54 to alleviate condensate drainage issues in all 7 elevator AC rooms by installation of pumps was deferred pending further discussion with Air Flow on how the project will reduce or eliminate the occurrence of blocked drain lines.
- **Clubhouse AC Improvements:** A motion was made to accept a proposal from Air Flow for \$6,422.18 to improve cooling within the clubhouse by relocating a 5-ton AC unit and revising ductwork, insulation and plenums. The motion was approved unanimously. The expenses will be charged to Operating Account 5218 Clubhouse Maintenance.

CC&R Amendment:

- The Board agreed to request attorneys at Phillips Macekyo Battock to prepare a draft amendment to our CC&R's for review by the Board and all HOA members.

Old Business: None

Adjournment: The meeting was adjourned at 11:30 am MST.

Future Meetings:

Board Workshop – September 10, 2025, at 10:00 am MST on Zoom

Board Meeting – September 17, 2025, at 10:00 am MST on Zoom

Submitted by: Jack Mumford, Acting Secretary