

**La Solana Condominium Association
Board of Directors Regular Meeting
Held Via Zoom
September 17, 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.

- He will meet with La Solana to discuss replacement of dead plants under warranty in the turf removal project.
- He requested that residents be advised not to walk on the grass after the rye overseed is applied.
- He is ready to schedule removal of the fountain between Buildings 6 and 7 following Board approval.
- He recommends renovation of Cassius and Texas Sages on Mountain View Blvd, along with Bougainvillea and Oleanders in January.

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

- The Lighting project has been approved, including approval of a 50% initial payment for purchase of lamps.
- The elevator A/C project maintenance contract has been signed. A second contract has been requested for the balance of the work.
- Sealcoating of the West parking area will begin tomorrow, September 18.

Staff Reports:

Maintenance: Mike Donovan reported on the following topics:

- A Carport near Building 3 was damaged. A resident provided photos of the U-Haul vehicle responsible for the damage. This information has been forwarded to Kathleen for follow-up.
- He is cleaning debris from roofs – work was delayed from August due to heavy rainfall.
- Someone has been unplugging interior fountain lights and opening fire extinguisher cabinets in buildings.

Office Staff: Patti Farrell reported on the following topics:

- Welcome packages have been prepared and are ready for distribution.
- A Carnival/Scavenger Hunt social event is planned for the near future.
- 22 Units are for sale. 3 units are closing soon.

Approval of the Regular Board Meeting Minutes: A motion was made and seconded to approve the minutes of the August 20, 2025 Regular Board meeting, the August 28, 2025 Special Meeting, and September 4, 2025 Special Meeting. The motion was approved unanimously.

Approval of Financial Report (Scorecard): Jack Mumford reported that August YTD net operating income was \$47,669.49. Total Reserves increased by \$19,720.99 to a total of \$338,257.38. August Reserve expenses were \$3,906.70 for trash compactor repairs and \$1500 for lollipop lighting replacement consulting. The report was approved unanimously.

Committee Reports:

Architectural Committee: Greg Martin reported that two requests were approved for new AC systems, subject to approval of a permit by the City of Surprise. A request for a motorized sunshade was not approved because our ARC standards are limited to mechanical sunshades.

Long Range Planning Committee: No report.

Social Committee: No report.

New Business:

Fountain Removal

- A motion was made to approve a bid from CareScape for \$3,875 to remove the fountain between Buildings 6 and 7 and install gravel. The motion was approved unanimously. The expense will be charged to Landscape Extras Operating Account 5290.

Building 4 CareScape Proposal

- A motion was made to approve a bid from CareScape for \$4,197 to implement a project developed by the Landscape Committee to improve landscaping near Building 4. The project includes removal of river rock and installation of rip rap, along with installation of 29 new plants with supporting irrigation. The motion was approved unanimously. The expense will be charged to Landscape Extras Operating Account 5290.

Old Business: None

Adjournment: The meeting was adjourned at 11:00 am MST.

Future Meetings:

Board Workshop – October 8, 2025, at 10:00 am MST on Zoom

Board Meeting October 15, 2025, at 10:00 am MST on Zoom

Submitted by: Jack Mumford, Acting Secretary