

**La Solana Condominium Association  
Board of Directors Regular Meeting  
Held in the Clubhouse  
January 21, 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:** Open comments were heard.

**Landscape Report:** CareScape's Santo Diaz reported:

- CareScape is updating the La Solana Inventory Map to reflect all recent plant removals and additions before they submit a new 3-year proposal to the Board for tree and shrub maintenance.

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

- Clubhouse door hardware project has been delayed because the supplier shipped the wrong parts.
- Clubhouse AC repairs are complete except for installation of condensation pans.
- Lollipop replacement is on hold pending approval from City of Surprise.

**Staff Reports:**

**Maintenance:** Mike Donovan provided a report on maintenance activities.

**Office Staff:** Patti Farrell reported on office activities.

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

**Approval of Financial Report:** Jack Mumford reported that the December financial reports were not yet available because year-end accounting was not completed. Preliminary data indicate that 2025 operating expenses will break even for the full year. Year End Reserves are estimated at \$400,000. The new Reserve Study was discussed. A motion to approve the Reserve Study was made and accepted unanimously.

**Committee Reports:**

**Architectural Committee:**

- Five ARC requests were submitted and approved.
- Changes to ARC documents regarding HVAC license requirements, window replacement options and changes to color codes for approved paint colors were recommended. A motion to approve the changes was made and approved unanimously.

**Long Range Planning Committee:** A brief report was presented.

**Social Committee:** A brief report was presented.

**Activities Committee:** A proposal for a new Activities Committee will be discussed at the February Board Workshop.

**Landscape Committee:** Rob Carr presented 3 proposals for new plants around buildings 2, 3, and 4. The Landscape Committee will provide detailed schematics to the Board, who will forward them to CareScope for design work and costing.

**New Business:**

**Pool Heater Replacement**

A motion was made to accept a proposal from Creative Waters LLC (Pirate Pools) to replace a gas heater/heat exchanger for the pool for \$7,823.45. The motion passed unanimously. The expense will be charged to Reserve Account 9730 Pool/Spa Equipment.

**Spa Heater Replacement**

A motion was made to accept a proposal from Creative Waters LLC (Pirate Pools) to replace a gas heater/heat exchanger for the spa for \$6,420.80. The motion passed unanimously. The expense will be charged to Reserve Account 9730 Pool/Spa Equipment.

**Old Business:** None

**Adjournment:** The meeting was adjourned at 11:25 am MST.

**Future Meetings:**

Board Workshop – Wednesday February 4 2026, at 10:00 am MST in the Clubhouse  
Annual Board Meeting - Thursday February 12, 2026, at 10:00 am MST at the Sonoran Plaza.

**Submitted by:** Jack Mumford, Treasurer