

**La Solana Condominium Association
Board of Directors Regular Meeting
Held in the Clubhouse
April 15,2026**

Board Members in Attendance: Norbert Herrera, Vice-President, Jack Mumford, Treasurer; Cheryl Emert, Secretary; Dallas Reynolds, Member-at-Large; Kathleen DeCoite, Property Manager

Call to Order: Vice-President Norbert Herrera called the meeting to order at 10:00 am MST. He stated President Greg Martin has moved from Arizona and resigned from the Board effective April 10, 2026.

Open Comments:

An owner commented that our property grass reduction project looks great. She indicated she would like to see more cactus and palm trees used in future tree replacements.

Landscape Report: CareScape's Santo Diaz reported:

- Renovated plants are growing nicely and suggest doing the same next year.
- Suggest renovation of large Texas Sage plants as was done in interior areas.
- Weed control was performed April 7 and will return to spray areas that were skipped.
- A proposal for palm tree trimming will be presented soon.
- Rye grass was cut lower, the Bermuda grass will be fertilized soon to to take over.
- Question raised regarding plants that hide entry sign for LaSolana.
- Renovating overgrown bushes and plants such as Oleanders and Bougainvillea's should be considered

CareScape's Certified Arborist reported on three trees between Buildings 3-4-5. The tree closest to Building 4 is failing. A proposal for a controlled fall of the tree and its removal will be submitted by CareScape. The remaining two trees are healthy enough to keep for five-ten years. Those will be trimmed this year instead of next year. If there is a replacement tree, it will be placed in gravel closer to the building and not planted in grass. Crews will prune remaining trees for structure, appearance and clearance.

The Landscape Committee's priority recommendation to enhance areas around Buildings 2,3 and 4 was raised and a proposal was submitted in the amount of \$17,538. A motion was made that the Board accept the CareScape proposal to install plants in areas 2,3 and 4 for a total cost of \$17,538 to be charged to Landscape Extras Operating Budget 5290. Motion seconded and passed.

A motion was made to accept CareScape 2026 Proposal for Tree Trimming in the amount of \$10,533 to be charged to Landscape Extras Operating Budget 5290. Motion was seconded and passed.

Staff Reports:

Maintenance: Mike Donovan reported:

- Work with Higley to finalize lighting contract
- Checking all building lights (3000 lights)
- Recycling is picked up Monday and Friday at 5 a.m. (Ensure recycling is clean.)
- Warning to residents to avoid construction site at Buildings 6-7

Office Staff: Patti Farrell reported:

- Request made to update Homeowner Information Sheets
- Reminder for moving cars and golfcarts in September for driveway resurfacing
- Update rental property information on file

Owners were reminded to address oil leaks from cars and battery acid spills from golfcarts as they damage asphalt.

Approval of the Regular Board Meeting Minutes:

A motion was made and seconded to approve the minutes of March regular meeting. Motion passed.

Financial Update:

Treasurer Jack Mumford presented highlights from the LaSolana Financial Scorecard for March 2026 pointing out we are in the “black” \$25,714. The Reserve Fund decreased by \$35,083.64. He reported we are in good financial shape.

Committee Reports:

Architectural Committee:

- A Board Member needs to be appointed as Architectural Committee Chairman

Long Range Planning Committee:

- No report

Social Committee:

- A “Hawaiian” themed party is scheduled for April 27 at 4:30. There will be a sign-up sheet posted. This will be the last party presented by co-chairs Lois and Vicki.

Activities Committee: No report

A motion was made to accept Sue Dunn as Chair of the Social Committee and Jan Smith as Chair of the Activities Committee, motion seconded and passed.

Landscape Committee:

Previously reported.

Clubhouse Renovation Committee: Jan Smith reported:

- Evaluation focused on paint, carpet and repair work.
- Kitchen repairs, new sink and countertops, reduction in height of bar area.
- Bathrooms complete remodel
- Boardroom remove cabinets, longer tabletop to accommodate more people
- Movie room paint and carpet
- Proposed material samples will be displayed for owner viewing/feedback

A motion was made to accept the Design and Build Proposal from Itami & Associates General Contractor, LLC for \$84,148 to remodel major areas of the clubhouse to be charged to Reserve accounts designated for clubhouse painting, tile/carpeting, and bathroom/kitchen remodeling (detailed breakdown to be provided by Clubhouse Renovation Committee). Motion seconded, passed.

Old Business: None

Adjournment:

The meeting was adjourned at 10:50 a.m. MST.

Submitted by:

Cheryl Emert, Board Secretary