

La Solana Condominium Association
Board of Directors Regular Meeting Zoom
Meeting July 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: In the absence of President Jan Smith, Vice President Norbert Herrera called the meeting to 10:00 am. MST.

Open Comments : None

Landscape Report: CareScape's Santos Diaz reported CareScape's crew spent 3.5 hours cleaning up LaSolana's grounds on Tuesday, following a storm. There was no charge for the extra work.

He reported turf has been sprayed for weeds and a second application might be necessary.

Reported leaks have all been repaired.

Storm work has delayed scheduled tree trimming and should take place during the week of July 20.

All palm trees have been trimmed.

Plaza 6-7 and plantings at Buildings 2-3-4 are scheduled for October and better weather conditions.

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

Steps are being taken to replace the new office copier equipment as it is loud, copies are of poor quality and connection issues.

She reported she found a potential source to develop a new directional signage map of LaSolana.

The following items were deferred until after remodel completion:

- Resident walk-up computer
- Clubhouse motion sensor type doors
- Beauty salon flooring replacement
- Clubhouse air conditioning revisions

Staff Reports:

Maintenance: Mike Donovan

Air Flow repaired elevator pump room air conditioner in Building 1.

Mike was authorized to obtain estimate from Higley (electrical contractor) to add dedicated power outlets for elevators in building s' pump rooms. The Board will take quick action if financial approval is required.

He reported elevator inspections are due in August. Kathleen DeCoite, Property Manager, will schedule those inspections with Arizona OSHA.

There were issues with the card system, and he has notified Bolt Security.

There are some technical issues with the office phone and internet connection. A call has been made to Wyyred to get resolution.

Office Staff: Patti Farrell:

Patti reported 3 condos recently sold and 14 remain for sale.

Realtors need to be reminded there are two parking passes with each unit.

Approval of the Regular Board: Meeting Minutes:

A motion was made and seconded to approve the minutes of June 2026 Board Meeting. Motion passed.

Financial Report: Jack Mumford, Treasurer

Jack presented highlights of the LaSolana Financial Scorecard of June 2026. Year-to date Net Profit was at \$55,319.42 and current Reserve Fund \$372,208.16. He anticipates that fund to reach above \$400,000 in the next two or three months.

Committee Reports:

No committee reports

New Business:

Storm water drainage inspections by StormWater Pros resulted in a need to clean and repair Dry Well No. 1. A repair proposal in the amount of \$1200 was submitted.

A motion was made and seconded to accept the bid in the amount of \$1200 from StormWater Pros to repair Dry Well No. 1 to be charged to Reserve Account 9245 Dry Wells. Motion passed unanimously.

Old Business: □

- Wyyerd Fiber's 36-month contract for internet and office phone services was presented with an estimated monthly cost of \$290 for Board approval.

Motion was made, seconded to approve Wyyred 's contract proposal. Motion passed.

- Kings III (Emergency Telephone Services Agreement) provides elevator emergency phone services in the amount of \$1029 per month.

A motion was made and seconded to approve Kings III contract proposal. Motion passed.

- Arizona Elevator Solutions' five-year Preventative Maintenance Agreement in the estimated amount of \$3400 per month was presented for Board approval.

A motion was made and seconded to approve Arizona Elevator Solution contract proposal. Motion passed.

Upcoming dates: Board Workshop August 12th, Board Meeting August 19th

Adjournment: The meeting was adjourned at 11:08 a.m.

Submitted by: Cheryl Emert, Board Secretary