

Approved: 2/21/18  
BWE

**Solana Community Association  
Solana Courtyards Homeowners Association  
Solana Estate Lots Homeowners Association  
Minutes of the March 14, 2017 Business Meeting**

Members in attendance in person:

Joe Pancoast  
Bill Sterhan  
Ardyce Sakimoto  
Don Owens  
Regina Rose  
Dave Fickes  
Ellen Levey

Ed Eade & Andrea LaFollette  
Ron & Renee Markley  
Beverly Weickert  
John & Sandy Massoth  
John & Delores Earhart  
Robert Mowbray  
Bruce Emery

Members in attendance by proxy:

Peter & Mary Hartman

Sandra Reynolds

**Call to Order**

The meeting was called to order at 3:02 PM

**Roll Call**

Roll call was conducted. Attendees in person and by proxy were confirmed as shown above. There were 536 votes represented for the Community Association (94.7%), 290 votes represented for the Courtyards HOA (95.4 %), and 246 votes represented for the Estate Lots HOA (93.9%). In total, the votes represented were sufficient to satisfy a quorum for the purpose of holding the meeting for all three Associations.

**Proof of Notice of Meeting**

The Secretary provided an Affidavit of Mailing of the notice of the meeting, which correctly stated the date, time and location of the meeting, and included a list of all recipients of the notice—thereby verifying that notice had been given in accordance with the CC&Rs and State Law.

**Adoption of Minutes**

The combined membership considered the draft Minutes of the March 24, 2016 Business Meeting. Following no discussion or concerns, it was moved and seconded to approve the minutes as presented, which passed unanimously by the attendees.

**Officers' Reports**

Ardyce Sakimoto provided a brief report to the Membership on a presentation being provided by local emergency management personnel on

earthquake preparedness. The meeting, titled "Mapping your Neighborhood," will be held at the Solana Clubhouse on Thursday, April 6<sup>th</sup> at 2:00 PM.

The Secretary gave a brief summary report on the Reserve Program. The reserve portion of the 2017 Budget is based on a Reserve Study that was completed back in November. Since that time, the Board has made significant changes to the recommendations of the Report, including adjusting costs to accurately reflect local prices, reduce the number of items being planned for, and eliminating the "catch-up" portion of the recommendation.

The Secretary gave a brief summary report on the approved 2017 Budget. In addition to the ne Reserve portion, the new Budget will also reduce costs related to accounting and management fees. It was noted that special assessments were included for the repainting of the pool fence and reconstruction of the pool house—both planned for 2017. It was noted that the insurance premiums were increased to include earthquake insurance on the pool and clubhouse. Total dues for Courtyard owners will be \$386.70/quarter (\$5.74 more than 2016), and for the Estate Lot owners, \$171.89 (\$23.23 increase from 2016). The Secretary also noted the change from Condominium Management to Western Sky Management for accounting and limited management services.

### **Old Business**

No old business.

### **New Business**

The combined membership considered ratification of the 2017 Annual Budget. Concerning payment of dues under the new management company, the Secretary was asked to see if it could be setup to allow for one check to cover all dues payments for a given quarter. It was also requested that Bill Payer service be setup to allow automatic or electronic payments of dues. There being no further discussion, it was moved and seconded to ratify the approved 2017 Budget, which passed by unanimous vote.

The combined membership considered the election of Members to the Boards of Directors. The Secretary noted current vacancies on the Community and Courtyards Boards. In addition to the existing Board Members, Regina Rose volunteered her nomination to serve on the Courtyards BOD, and Sandy Massoth volunteered her nomination to serve of the Courtyards BOD and Community BOD. After consensus from the attending members, it was agreed the vote would be conducted by voice of the attending members, in addition to the votes already received by proxy. It was moved and seconded to approve Dave Fickes, Ellen Levey, Bruce Emery, Regina Rose, and Sandy Massoth to the Courtyards Board of Directors, which passed unanimously. It was then moved and seconded to approve Don Owens, Bill Sterhan, Ardyce Sakimoto, Joe Pancoast, and Bruce Emery to the Estate Lots Board of Directors, which passed unanimously. It was then moved and seconded to approve Bill Sterhan, Dave Fickes, Ardyce Sakimoto, Bruce Emery, and Sandy Massoth to the Community Association Board of Directors, which also passed unanimously.

**Non-Agenda Items and Discussion**

Some questions & concerns were raised regarding the rental costs being paid to Ferrel Gas for the storage tanks, valves and distribution lines in the Courtyards and serving the pool and clubhouse. It was noted that these rental fees were established by contract between the original declarant and Ferrel Gas. While the contract is enforceable through 2024, it does appear that Ferrel Gas is not interested in enforcing all provisions of the agreement. However, this does not prohibit their enforcement in the future, or by a successor to Ferrel Gas.

**Adjournment**

The meeting was adjourned at 7:40 PM.

Respectfully Submitted,



Bruce Emery, Solana Secretary