

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the February 6, 2019 Combined Board Meeting**

Call to Order

The meeting was called to order at 6:03 PM.

Roll Call

Board members present included:

Solana Community Association Board:

Dave Fickes
Bruce Emery
Sandy Massoth
Joe Pancoast

Solana Courtyards HOA Board:

Dave Fickes
Bruce Emery
Regina Rose
Sandy Massoth

Solana Estate Lots HOA Board:

Bruce Emery
Joe Pancoast
Mary Hartman

There being at least three members present for each Board, a quorum was present for the conduct of business for each Association.

Proof of Notice of Meeting

The Secretary noted that adequate notice was issued for the meeting on January 31, 2019 and a list of recipients would be kept with the records of the Associations.

Adoption of Minutes

The Boards considered the Draft Minutes of the March 22, 2018 Combined Board meeting. After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously.

Officers' and Committees' Reports

The Secretary provided an update on the status of 2018 Special Projects. He indicated that the door hardware and the pool tile projects had been completed. He indicated that the Community Website would require an additional \$200 to finalize that work (included in Draft 2019 Budget). He indicated that the Declarant would be installing catwalks in the attic starting at the end of the week, and would follow with insulation to complete that project in the following week. It was also noted that the entrance sign had

to be reconstructed due to deterioration and the project was proposed for the 2019 Budget for shared reimbursement. Concerns were expressed that the front entrance doors continue to malfunction. Discussion was held on alternatives, such as purchasing new doors and posting signs to discourage use of the doors, or the proper use of the doors to avoid damage.

The Community Association Treasurer reported that all dues had been paid on time in 2018.

Unfinished Business

The Board considered the Draft Clubhouse and Pool Rules. The Secretary noted the changes made pursuant to the November 20, 2018 Board meeting. He also reported on discussions with legal counsel on the proposed fee schedule and indemnification language in the draft, indicating that: the fee schedule was authorized under the CC&Rs and were proper; the indemnification language was proper, but would only directly apply to guests and those wishing to reserve the Clubhouse or pool facility as a separate consideration. Normal use by Members may not be subject to the indemnification language, as it includes additional restrictions beyond those stated in the CC&Rs. It was agreed to consider approval of the Draft Rules after adoption of the Draft 2019 Budget, since several budget items are required by the Rules (e.g. phone service, first-aid kit, etc.).

New Business

The Boards considered the Budget Reconciliation for 2018. The Secretary explained the information presented in the report, noting that, after reconciling all considerations, we ended the year \$3,962 over budget.

The Board considered the Draft 2019 Budget. The Board considered approving a raise for Jerry's hourly pay rate. After discussion, it was moved and seconded to approve a 2% raise. Dave Fickes explained that VOIP phone service would likely cost around \$200 to set up, but then only require a small, monthly fee to maintain. The service is necessary to meet State law regarding pool requirements. Mr. Fickes indicated he would have a specific budget recommendation by next meeting. The matter of refreshing beauty bark in the Courtyards was discussed. It was agreed that there was no expectation that Association would refresh the bark in private flower beds. The Secretary agreed he would review the area and needs for beauty bark in the Courtyards common areas by next meeting. The Secretary explained changes in the Draft Budget format, omission of Special Projects in favor of incorporating new projects as a line item under 'Common Maintenance,' and the resulting impacts of the budget on anticipated assessment amounts.

The Board considered election of Officers. It was noted that Mary Hartman had expressed interested in serving on the Community Board (in addition to the Estate Lots Board), and Dusk Kurtz was interested in serving on the Community Board and the Estate Lots Board. It was noted that Regina Rose had submitted her resignation. The Secretary indicated he would include recruitment language in the notice for the Annual Meeting.

The Board considered setting a date for the Annual Meeting. It was agreed that the current Board Meeting should be continued until February 12th in order to finalize the Budget and possibly take action on the Clubhouse and Pool Rules. This would leave enough time to provide adequate (minimum 14-day) notice and still have the Annual Meeting on Thursday, February 28, 2019 at 6:00 PM. This suggestion was turned into a motion and seconded, and the motion passed unanimously.

Non-Agenda Discussion Items

The Secretary noted a request had been received to re-supply the exercise room with a series of dumbbells and weight machine weights of specific sizes. The Board expressed general concern about taking on the responsibility of maintaining the equipment, since it has traditionally been a furnished on a volunteer basis. The Secretary agreed to obtain costs for the requested items for further discussion.

Concern was expressed that the new owners of 40 Tanoak (Lot 307) might not be aware of CC&R requirements applicable to the lot, since it was obtained at foreclosure auction. The Secretary agreed to forward the relevant documents to the new owners.

Adjournment

The meeting was adjourned at 8:14 PM, to be continued on Tuesday, February 12, 2019 at 6:00 PM at the Solana Clubhouse.

NOTE: Due to record snow fall, the continued meeting scheduled for February 12, 2019 was cancelled.

Respectfully Submitted,



Bruce Emery, Solana Secretary