

Approved: 3/13/19

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the February 21, 2018 Business Meeting**

Call to Order

The meeting was called to order at 6:01 PM

Roll Call

Members in attendance in person:

Joe Pancoast (by conf.)	John & Delores Earhart
Patti Block (by conf.)	Cathy & Dusk Kurtz
Herman Sakimoto	Dawnya & Michael Scarano
Regina Rose	Gail & Jim Miller
Dave Fickes	Sandra Reynolds
Ellen Levey (by conf.)	Beverly Weickert
Peter & Mary Hartman	Ross & Suzanne Richards
Ron & Renee Markley	Robert & Sally Mowbray
Beverly Weickert	David & Pamela Erickson
John & Sandy Massoth	Bruce Emery (Green Crow)

Members in attendance by proxy:

Mark & Erin Lyle

There being 232 votes (92.8%) present for the Courtyards, 177 votes (88.9%) present for the Estate Lots, and a total of 409 votes present for the Community Association (91.1%), a quorum was present for all three Associations allowing for the conduct of business.

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 14, 2017 Annual Meeting. Following discussion, it was moved and seconded to approve the minutes as presented, which passed unanimously.

Officers' Reports

The Secretary mentioned the work that the Landscape Committee was doing with respect to entryway landscaping evaluation and recommendation. Regina Rose provided some detail on the current status of the Committee's work,

including the adoption of Committee Goals and preliminary consultation with professional landscapers.

Old Business

No old business.

New Business

The combined membership considered the election of Members to the Board of Directors. The Secretary indicated receipt of the nomination of Joe Pancoast to the Solana Community Association Board of Directors. Following questions about Joe's qualifications, the Secretary noted that Joe had been on the Estate Lots Board of Directors where he had successfully taken on several large tasks. The Secretary expressed confidence in Joe's ability to do the same on the Community Association. Following discussion, it was moved and seconded to elect Joe Pancoast to the Solana Community Association Board of Directors, which passed unanimously.

The Secretary indicated receipt of the nomination of Mary Hartman to the Estate Lots Board of Directors. The Secretary also reported that Mary was appointed to the Estate Lots BOD in December, 2017 following the resignation of a prior Board Member. The Secretary indicated Mary had diligently attended Board meetings and contributed to discussion. Following discussion, it was moved and seconded to elect Mary Hartman to the Estate Lots Board of Directors, which passed unanimously by the attending Members of the Solana Estate Lots HOA.

The combined membership considered ratification of the approved 2018 Budget. The Secretary provided a summary of some of the key changes from the 2017 Budget and evaluation of the 2017 Budget Reconciliation. It was noted that the Board had been considering options for providing Clubhouse Security, and had agreed that improvements may still occur in 2018, with the costs for such improvements being included as a special assessment in 2019 as a reimbursement. It was also noted that the replacement of the two air conditioning units at the Clubhouse with heat pumps had been considered. It was suggested that this item be taken up in 2019 as a special assessment as it will help in reducing heating costs at the Clubhouse. Concerns were expressed that the budget did not include a line item for the landscape recommendations that will be forthcoming from the Landscape Committee. It was noted that the recommendations would need to be received and approved by the Board before a budget for the work was established. Following discussion, it was moved and seconded to ratify the approved 2018 Budget, which passed unanimously.

Non-Agenda Items and Discussion

Concern was expressed that the quality of homes being constructed by Green Crow in the Courtyards was not consistent with the quality of existing homes, and that nighttime lighting was not the same as that established in previously-developed courtyards. The Secretary took issue with the comments

concerning construction, defending the quality of homes Green Crow was, and is, constructing in the Courtyards.

The Secretary mentioned a request made by Jerry Chappell, that the sand traps on the east side of the putt-putt course in the center Courtyard be filled and replaced with grass. The reasons for the request included the inability to effectively maintain the sand traps, expense of doing so, and visual impact of the ill-maintained feature. The Secretary asked if there were any objections to the proposal by attending members of the Courtyards. No objections were expressed.

The Secretary responded to concerns raised at a prior Board meeting regarding the apparent subsiding of a portion of the road bed at Redbud Court. The Secretary noted that associates of Green Crow had examined the site and concluded the dip was constructed into the road bed to facilitate drainage. Jerry Chappell had also told Green Crow that the road had been constructed that way. Some residents at Redbud Court were adamant that the surface had subsided during the winter—exposing the concrete edge of the road. The Secretary noted that more work would need to be done to conclude exactly what, if anything, has occurred and what the response should be.

The Secretary responded to another concern raised earlier by a Courtyard member concerning the parking of personal vehicles in driveways in the Courtyard. Specifically, concern was expressed that continuous use of a driveway for parking vehicles (instead of inside a garage) violated Section 6.2 of the CC&Rs, which states in part: “[i]t is expected that that Owners will use their garages for parking their own motor vehicles and will keep their garages for such purposes.” The Secretary noted, however, that the first sentence of that Section, which reads: “[p]arking is permitted only in garages, driveways, or in designated parking spaces on the common areas,” actually prevents any enforcement of the intent that parking occur within garages and not in driveways.

Adjournment

The meeting was adjourned at 7:56 PM.

Respectfully Submitted,



Bruce Emery, Solana Secretary