

Approved: 1/21/2020

**Solana Community Association
Minutes of the August 29, 2019 Board Meeting**

Call to Order

The meeting was called to order at 6:00 PM.

Roll Call

Board members present included:

Dave Fickes
Bruce Emery
Mary Hartman
Joe Pancoast
Ross Richards

There being at least three members in attendance, a quorum was present for the conduct of business.

Proof of Notice of Meeting

The Secretary noted that adequate notice was issued for the meeting on August 22, 2019, and a list of recipients would be kept with the records of the Association.

Adoption of Minutes

There were no outstanding minutes of prior meetings requiring approval.

Officers' and Committees' Reports

Joe Pancoast reported that all dues had been received timely to date, except for one that had outstanding late fees.

The Pool & Spa Committee provided their report and recommendation. Joe Pancoast addressed the Board. The Committee considered five area vendors to obtain a review and proposal for improving the pool, spa and related equipment. Of the two respondents, the Committee met with Ole's Pool & Spa (Port Orchard) was chosen to review the facilities and make a proposal. The company provided repairs/replacements to the Chlorinator, valves and pumps that were immediately needed.

The Committee learned that heat pumps could save a substantial amount on the heating costs of the pool—claiming they would be as much as 13% of the cost of propane. Efficient, variable speed pumps would also enable the energy usage to be substantially reduced during periods when the pool was not in use. They were told variable speed pumps could save as much as 90% over standard pumps. The variable pumps would also enable the use of the spa to be extended. It was noted that the current drain covers, although state compliant, were not compliant with current Federal regulations, and would need to be replaced.

The proposal also included a new "special polymer" material for resurfacing the pool, which should extend its useful life from 13 to 20 years. It was also noted that during the inspection, the Vendor noted that the pool surface condition was in excellent

shape for its age, noting that Jerry had done an excellent job of maintaining the chemistry of the pool over time. It was recommended that the heat pumps be fenced to prevent a means for climbing the fence into the pool area. Mr. Pancoast noted that energy costs for heating the pool by gas is currently about \$2,000 per year, while the energy costs associated with heat pumps would be approximately \$260 per year. With those savings, he expected the equipment would pay for itself through savings within seven years.

The Committee recommended that the Association use funds within the Reserve Account to cover the cost of the project, as well as the street tree project (discussed below) and reimburse the account over a four-year period through a special assessment. The planned repayment schedule would include \$40.85 per lot per quarter for the first year, then \$26.98 per lot per quarter over the next three years. Mr. Pancoast noted that, to have the funds necessary to do the pool surfacing and drain cover replacement in September of 2020, the Board would have to make a decision on the project prior to December 10, 2019, to make the Q1 2020 revenue cycle and for the funds to be adequate by the September project date.

After consideration, the Board agreed to pick up this matter as part of the 2020 Budget discussion later in the fall, with the understanding that a decision would be required prior to December 10th. At the end of the meeting, the Board took unanimous action to approve the recommendation of the Pool Committee in principle.

Unfinished Business

The Board considered the street tree replacement project. The Secretary provided a summary of the progress on the project. Through discussions with Gordon Clark and Doug Cockburn, a few varieties of American Hornbeam were identified as ideal for the conditions and needs of the site. After attempting to obtain bids from local vendors, only one vendor had been forthcoming—producing a bid for the project in excess of \$56,000. In light of the costs, the Secretary was able to find sourcing for the trees (*Carpinus caroliniana*, 'Firespire'). After discussing all the related costs and project needs, the Secretary provided a draft Budget for the proposal, which totaled \$16,200, taking into consideration the \$3,000 already allocated in the 2019 Budget. The proposal included Green Crow using its own equipment and labor.

The Secretary proposed that the project be scheduled for late October. The costs of the project would be borne by Green Crow, with the expectation that reimbursement would be provided in the 2020 Budget, as previously discussed. Following questions and discussion, it was moved and seconded to approve the proposal articulated by the Secretary, which passed unanimously. It was suggested that the Secretary provide a communication to the membership, and posting on the Association Website, regarding the project prior to the work commencing.

New Business

There was no new business for consideration.

Non-Agenda Discussion Items

The Board considered the use of the Clubhouse by A group affiliated with a Member of the Association. Specifically, concerns had been expressed by some

Members that the group constituted a commercial entity, and therefore violated the CC&Rs and provisions of the Pool and Clubhouse Rules. The president of the Community Association provided a synopsis of the issues. The Secretary read relevant citations from the adopted Pool and Clubhouse Rules, which specifically prohibited use of the Clubhouse "...for commercial or business gatherings (Clubhouse Rules, Section 5.f)." Tim West, Member of Oakbridge, the organization in question, addressed the Board. Mr. West described the use of the facility by the organization, reiterating that they wanted to be respectful. It was noted that the website for the organization had advertised a donation fee of \$475 by attendee's to cover the costs of the event. It was this fact that led to concerns about the nature of the use. Mr. West reiterated that the requested amount was intended as a "love offering" to help defray costs.

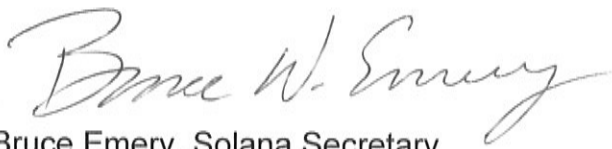
Some concerns were expressed regarding the nature of the event: the lack of available parking for residents to have access to the mail boxes, and the fact that subject member who sponsored the event was not present for its entirety. The Board deliberated on whether they felt the event constituted a commercial or business gathering. Following discussion, it was the consensus of the Board Members that the event was not a commercial or business use, and, with the exception of correcting the identified deficiencies noted, would meet the requirements specified for use of the Clubhouse facility.

The matter of real estate signs at the Solana Entrance was discussed, The Secretary noted that the CC&Rs only allowed one real estate sign located on the property in question. It was agreed the signs would have to be removed.

Adjournment

The meeting was adjourned at 7:50 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Bruce W. Emery". The signature is written in dark ink and is positioned above the printed name.

Bruce Emery, Solana Secretary