

Approved: 3/3/20

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the March 13, 2019 Business Meeting**

Call to Order

The meeting was called to order at 6:00 PM

Roll Call

Members in attendance in person:

Joe Pancoast	Sandra Reynolds
Regina Rose	Ross & Suzanne Richards
Dave Fickes	Pete & Olivia Gravelle
Mary Hartman	Bruce Fryxell
Beverly Weickert	* Michael & Deslie Church
Sandy Massoth	Dave & Pamela Erickson
Cathy & Dusk Kurtz	Bruce Emery (Green Crow)
(* arrived after BOD vote)	

Members in attendance by proxy:

Mac & Youhong Smith	David & Christina Bruneau
Ron & Renee Markley	Lori & Les Zaviski

There being 162 of 187 possible votes (87%) present for the Courtyards, 145 of 172 possible votes (84%) present for the Estate Lots, and a total of 307 of 359 possible votes (86%) present for the Community Association, 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 February 21, 2018 Annual Meeting. Following discussion, it was moved and seconded to approve the minutes as presented, which passed unanimously.

Officers' Reports

The Secretary mentioned that all special projects funded under the 2018 Budget were complete. He reminded all attending Members of the recently adopted Pool and Clubhouse Rules. He also mentioned that Green Crow had

recently resolved issues related to electrical service for Pear and Balsam Courts, which will enable the provision of street lights later this year.

Old Business

No old business.

New Business

The combined membership considered the election of Members to the Board of Directors. The Secretary explained that all but one position on the Estate Lots Board and one position on the Community Board were open for nomination. The Secretary asked if there were any objections to holding a voice count instead of a roster count. There were no objections. The names of the Courtyard Board nominees were read, including: Dave Fickes, Bruce Emery, Ross Richards, Bruce Fryxell and Sandy Massoth. The membership was asked if there were any nominations from the floor. There being none, it was moved and seconded to approve the slate of nominees for the Courtyard Board, which passed unanimously by the attending Members.

The names of the Estate Lots Board nominees were read, including: Joe Pancoast, Bruce Emery, Dusk Kurtz and Pete Gravelle. The membership was asked if there were any nominations from the floor. There being none, it was moved and seconded to approve the slate of nominees for the Estate Lots Board, which passed unanimously by the attending Members.

The names of the Community Board nominees were read, including: Dave Fickes, Bruce Emery, Mary Hartman and Ross Richards. The membership was asked if there were any nominations from the floor. There being none, it was moved and seconded to approve the slate of nominees for the Community Board, which passed unanimously by the attending Members.

The combined membership considered ratification of the approved 2019 Budget. The Secretary provided a summary of some of the key changes from the 2018 Budget. He noted that the Budget represented an increase in Association spending of over \$20,000 from the 2018 Budget. He attributed the majority of the increase to notable improvement projects planned in 2019, totaling over \$15,000, but reiterated their necessity. Some potential cost-saving ideas were discussed, including incorporating solar heating with respect to the pool and spa facilities, and expanding the consideration of the landscape consultant to give the Associations better ideas for community plantings that could reduce long-term landscape maintenance costs and consistency. Following discussion, it was moved and seconded to ratify the approved 2019 Budget, which passed unanimously by the attending Members.

Non-Agenda Items and Discussion

Joe Pancoast noted that the Community Website was ready to use. He indicated that the reservation form for using the Clubhouse would be available on the Website starting tomorrow. He reminded people that reservations would still be managed by Dave Fickes, Community President. Mr. Pancoast also identified

a discrepancy in the newly adopted Pool and Clubhouse Rules. Specifically, the indemnity clause contained in Section B.7, as written, only applied to use of the exercise room. Mr. Pancoast proposed a change that would make it apply to the whole Clubhouse facility (including the exercise room). It was agreed the matter would be considered during the next Board meeting.

Concern was expressed that the Associations should be planning for the termination of the agreement between Solana and Ferrell Gas, which is scheduled to occur on March 21, 2021. This item had been discussed at prior Board meetings. It was agreed it would be discussed at the next available Board meeting. Concern was expressed over sand material that remains on Solana Parkway and Tamerlane Loop following sanding from earlier snow events. The Secretary agreed to consult with the City to see about street sweeping. The Boards tentatively agreed to hold a meeting in two weeks.

Adjournment

The meeting was adjourned at 7:17 PM.

Respectfully Submitted,



Bruce Emery, Solana Secretary