

Approved: 6/4/2020

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the April 8, 2020 Combined Board Meeting
Conducted online via Zoom App**

Call to Order

The meeting was called to order at 9:01 AM.

Roll Call

Board members present included:

Solana Community Association Board:

Bruce Emery
Joe Pancoast
Mary Hartman
Ross Richards

Solana Courtyards HOA Board:

Ross Richards
Bruce Emery
Bruce Fryxell
Sherry Hansen

Solana Estate Lots HOA Board:

Joe Pancoast
Mary Hartman
Bruce Emery
Pete Gravelle
Mark Pekar

There being at least three present for each Association Board, 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 April 6, 2020 and a list of recipients would be kept with the records of the Associations.

Adoption of Minutes

The combined Boards considered the Draft Minutes of the February 4, 2020 combined Board meeting. After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously. The Estate Lots Board considered the Draft Minutes of the December 11, 2019 Estate Lots Board meeting. After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously.

Officers' and Committees' Reports

The Secretary noted that he will be meeting with a technician from Ole's Pool & Spa for the installation of the variable-speed pumps for the pool system. He also indicated the heat pumps would be installed on April 17, 2020.

Unfinished Business

No unfinished business.

New Business

Election of Officers. The Board considered the election of officers for 2020. The Secretary read the descriptions of the officer positions for the Boards of Directors found under Article 4, Bylaws. The Secretary noted that, in years past, returning Board Members were generally allowed to fill the same positions as they had held in their prior term. It was also noted that, following the Annual Meeting, David Fickes had to resign from his role as President of the Community Association and the Courtyards HOA. The Boards sought volunteers to fill the current vacancies on the Courtyards and Community Boards. Sherry Hansen offered her nomination to serve on the Community Association Board as an interim member. After discussion, it was moved and seconded to approve Sherry Hansen as an interim Member on the Community Board.

Given the recent election/appointment of new Board Members, it was suggested that some reorganization of officer roles by the members should occur. After some discussion, it was moved and seconded to elect officers for the Solana Community Association Board as follows:

- Mary Hartman, President
- Ross Richards, Vice President
- Joe Pancoast, Treasurer
- Bruce Emery, Secretary
- Sherry Hansen, At Large

The motion passed unanimously.

After discussion, it was moved and seconded to elect officers for the Solana Courtyards Board as follows:

- (vacant), President
- Ross Richards, Vice President
- Bruce Fryxell, Treasurer
- Bruce Emery, Secretary
- Sherry Hansen, At Large

The motion passed unanimously.

After discussion, it was moved and seconded to elect officers for the Solana Estate Lots Board as follows:

- Mary Hartman, President
- Mark Pekar, Vice President
- Joe Pancoast, Treasurer
- Bruce Emery, Secretary
- Pete Gravelle, At Large

The motion passed unanimously.

Review of Jerry's Exemption Status. The Boards considered a Resolution finding that the Solana Groundskeeper Position is exempt from the State Governor's Stay-Home Order. The Secretary noted an emailed response from the State that, although general in nature, did cite several functions of Jerry's work that, according to the guidance, were characteristic of "essential" work positions, and/or meeting the criteria for "minimum basic operations"—both being considered exempt from the Governor's Order. The Secretary noted that Jerry had been consulted on the matter and was agreeable to returning to work under the conditions of the Resolution. After discussion, it was moved and seconded to approve the Resolution provided the effective date would coincide with Jerry's return date, being Monday, April 13, 2020. The motion passed unanimously.

Consideration of request for street tree removal, Estate Lots. The Estate Lots Board considered a request from the owner of Lots 15 and 20 for the removal of the street trees abutting the subject lots within the street right-of-way. The proponent addressed the Board, citing that the trees were not adequately maintained, have been damaged by truck traffic along the streets, and had a poor appearance. Following discussion, it was moved and seconded to allow the removal of the four trees abutting Lots 15 and 20, which passed unanimously.

Consideration of request for purchase of Lot 307, Courtyards. The Courtyards Board considered a request from the owners of Lot 307, aka 40 Tanoak Court, for the Courtyards HOA to purchase the lot at a cost of \$25k. After having acquired the property at foreclosure auction, the owners discovered issues with the property, including costly slope retention requirements and an encroachment by the home on Lot 306 (50 Tanoak). After discussion, it was moved and seconded to deny the request, which passed unanimously.

Non-Agenda Discussion Items

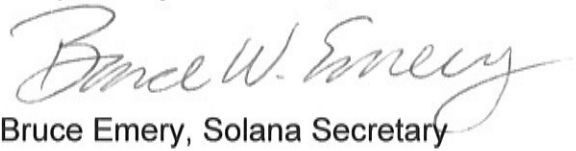
Michael Bertsch and Mark Lummis were recognized for the cleanup work they both completed on Lots 14 and 15, respectively. Elizabeth Wickert was recognized for her organizing a volunteer group for cleanup along Solana Parkway. Gary Dickenson was also recognized for mowing along Solana Parkway. It was noted that the light bollard on Lot 22 does not meet current Guidelines standards. It was suggested that the matter of driveway surfacing be taken up at the next Estate Lots Board meeting to consider requiring concrete surfacing on all sidewalks. It was noted that the new

insurance policy being considered for renewal contained some inaccuracies, including: coverage for two vehicles, no coverage for Jerry's storage facility, and coverage for 35 townhomes. It was suggested that notice be sent to all Courtyard owners indicating that any alterations to existing landscaping requires prior ACC approval. It was also requested that in future meetings, discussion topics that are association-specific be grouped in the agenda by association.

Adjournment

The meeting was adjourned at 10:35 AM.

Respectfully Submitted,

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

Bruce Emery, Solana Secretary