

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the March 3, 2020 Business Meeting**

Call to Order

The meeting was called to order at 6:00 PM

Roll Call

Members in attendance in person:

Joe Pancoast (by phone call)
Regina Rose
Richard & Shari Morrison
Michael & Dorothy Bertsch
Pete Gravelle
Valorie Knieper
Sandra Reynolds
Cris Gonzales/Denis Kyzelis
Pete & Olivia Gravelle
Bruce Fryxell

Mary Hartman
Joe & Darlene Sylvia
Bobbi Goff
David & Debra Byer
Roger Bast
Johnny & Pam Vaiana
Diane Hall
Mark & Cindy Kady
Chris Lewis & Steven Sharp
Bruce Emery (Green Crow)

Members in attendance by proxy:

Phillip & Elinor Gregory
Mark & Chong Lummis
June Hampson
John Hoag & Deborah Downs
Elizabeth & Alan Wickert
Steve Laible

Jill Pedi
Michael & Deslie Church
Joseph & Waltraub Straub
Lori & Les Zaviski

There being 82 of 106 possible votes (77.3%) present for the Courtyards, 133 of 154 possible votes (86.4%) present for the Estate Lots, and a total of 215 of 260 possible votes (82.7%) 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 March 13, 2019 Annual Meeting. Following discussion, it was moved and seconded to

approve the minutes as presented, which passed unanimously. The Estate Lots HOA membership considered the draft Minutes of the May 24, 2018 special meeting. Following discussion, it was moved and seconded to approve the minutes as presented, which passed unanimously. All minutes will be posted on the Solana Website at solanaassociations.wordpress.com.

Officers' Reports

No committee or officer reports.

Old Business

No old business.

New Business

Vote on implementation of electronic invoicing. The Secretary provided details on the plan to allow for assessment invoices to be distributed via email. It was noted the plan would save the HOA's costs in administration fees and postage. Participation would be voluntary. After discussion, it was moved and seconded to approve the proposal, which passed with a vote of 214 in favor, and 1 opposed.

Vote on ratification of the 2020 Budget. The Secretary provided explanation of the pool improvement projects proposed in the 2020 Budget. Given the costs, the plan would include borrowing from the Reserve account and implementing a three-year repayment schedule to reimburse the Reserve account. It was noted that costs in the Courtyards would increase due, in part, to the need for supplemental landscape labor. The Reserve Budget also required some changes, including: new line items from the 2019 Reserve Study, adjustments to some of the project cost estimates, and a revised inflationary index of 2.9 %. Following discussion, it was moved and seconded to ratify the 2020 Budget as presented by the Board, which passed by a vote of 213 in favor, and 2 opposed.

Election of members to the Boards of Directors. It was noted there were two positions open on the Estate Lots Board, one position open on the Courtyards Board, and one position on the Community Board. Mary Hartman (returning) and Mark Pekar had already been nominated for the Estate Lots Board, and Joe Pancoast (returning) had already been nominated for the Community Board. It was also noted that Sherry Hansen had expressed interest in serving on the Courtyards Board, but had not specifically stipulated to her nomination. The Secretary put forth Sherry Hansen's nomination with the caveat that she would need to confirm her acceptance of it, if approved [NOTE: Mrs. Hansen did agree to her nomination on March 4, 2020]. The Secretary asked for any additional nominations from the floor. There were none. The attending Members of the Estate Lots HOA voted unanimously to elect Mary Hartman and Mark Pekar to the Estate Lots BOD. The attending members of the Courtyards HOA voted unanimously to elect Sherry Hansen to the Courtyards BOD. All

attending members voted unanimously to elect Joe Pancoast to the Community Association BOD.

Non-Agenda Items and Discussion

The Secretary noted that landscape plants had been obtained for: replacing the old lavender around the Clubhouse, on the south end of the landscape island in Hawthorn Court, and for finishing the common areas around Pear and Snowbell Courts. Elizabeth Wickert was recognized for placing an American Flag on the flagpole near the entrance to Solana. Concern was expressed regarding the presence of Scotch Broom in the Open Space Tract. The Secretary noted that it will be controlled with herbicide.

Adjournment

The meeting was adjourned at 7:32 PM.

Respectfully Submitted,



Bruce Emery, Solana Secretary