

Approved: 10/14/2020



**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the 8/21/20 Combined Board Meeting, Continued 8/27/20
Conducted online via Zoom App**

Call to Order

The meeting was called to order at 9:02 AM.

Roll Call

Board members present included:

Solana Community Association Board:

Sherry Hansen
Bruce Emery
Joe Pancoast
Mary Hartman
Ross Richards

Solana Courtyards HOA Board:

Ross Richards
Joe Boska
Bruce Emery
Bruce Fryxell
Sherry Hansen

Solana Estate Lots HOA Board:

Joe Pancoast
Mary Hartman
Bruce Emery
Pete Gravelle
Mark Pekar

There being full attendance 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 August 26, 2020 and the notice with 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 June 25, 2020 combined Board meeting. After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously. The Community Association Board considered the Draft Minutes of the August 7, 2020 Community Board meeting.

After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously.

Officers' and Committees' Reports

The Landscape Committee provided a summary of items discussed at their 08/20/20 meeting, including: revised bid proposal from Najera landscaping, and need for irrigation repairs to be authorized for this year with a total cap of \$11,500 (includes filter project and system priority repairs). The latter was a recommendation from the Irrigation Subcommittee. The Court Captains in the six Courtyards were recognized for the extensive work they had been doing at sprinkler system cleaning and minor repairs—all at significant savings to the HOA.

Unfinished Business

There was no unfinished business for discussion

New Business

The Boards considered the recommendation of the Irrigation Subcommittee that repairs and maintenance work by Sanford Irrigation be authorized up to a limit of \$11,500 for needed repair work. Discussion included the recognition that this cost will need to be made a part of a supplemental budget, to be considered once other cost-related items were resolved. Following discussion, it was moved and seconded to authorize the work subject to the specified \$11,500 total cost limit. The motion passed unanimously.

The matter of the revised bid from Najera Landscape Maintenance was discussed. It was agreed that the negotiation process was not yet complete, and further discussions with Felipe would be required to see if the price could be reduced. It was agreed that Ross Richards, Joe Pancoast and Bruce Emery would meet with Felipe to negotiate the price. Bruce agreed to try and arrange a meeting for next Tuesday (08/25/20). It was hoped that Felipe would be able to provide a revised bid proposal by Thursday, August 27th. Bruce, Joe & Ross also agreed to meet at 9:00 AM on Monday (8/24) to discuss negotiating strategy.

The Boards considered the draft Supplemental Budget, dated 8/20/20. It was agreed that, until negotiations with Najera Landscaping, consideration of budget approval would be premature. It was agreed that a Budget Committee would be formed, consisting of: Bruce Emery, Bruce Fryxell, Mary Hartman, Ross Richards, Joe Pancoast and Joe Boska. Bruce Emery requested that members provide him with ideas on documented savings that have been experienced already in the 2020 Annual Budget that could be used as justification for “crediting” (reducing) the cost estimates in the supplemental budget.

The Boards considered a date for a possible combined Association business meeting. It was noted that, to be able to implement any changes in assessments, Doug would need the information by the 20th of the preceding month (September). It was also noted that any changes in assessments would require notifying the membership of

those changes 30 days in advance. Lastly, it was noted that a business meeting of the associations requires a minimum 14-day notice period. It was hoped that all remaining information could be obtained prior to the August 27th continued Board meeting so that action could be taken and the business meeting could be scheduled.

Non-Agenda Discussion Items

Joe Pancoast asked about whether Green Crow had arranged for cutting of the curb at the center field with the putting green in the Courtyards. Bruce responded they had not, but he would be discussing it with Green Crow. Mr. Pancoast asked about the temporary repair of the trellis beams at the Clubhouse. Bruce indicated he had started the work, but wouldn't be finished until next week. It was also noted that the contract with FerrelGas was running out in six months. Ross Richards responded that the former committee had lost most members, but that Ferrelgas had expressed interest in renewing the contract, although it may make sense to only do it annually until the state of the storage tanks could be determined and what role FG would play in any needed renovations.

Adjournment

The meeting was adjourned at 10:40 AM and continued to Thursday, August 27, 2020 at 6:00 PM via Zoom app.

Continued Meeting, August 27, 2020 Conducted online via Zoom App

Call to Order

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

Roll Call

All Board members were present (see list, above), providing a quorum for the conduct of business.

Continued New Business Discussion

The Boards considered the revised Supplemental Budget dated 8/25/20 as recommended by the Budget Committee. Concerns were expressed that, given the significant increase in quarterly dues, care be taken in how it is presented. It was suggested that the Special Assessment needed for irrigation work be highlighted as a temporary charge that will go away. Concern was also expressed that, given the unknown costs of next year's landscape costs, it might be premature to speculate on whether there might be an increase or a decrease in next year's assessments. Following discussion, it was moved and seconded to approve the Supplemental Budget, which passed unanimously in the Community Association Board and Estate Lots Board, and by a vote of four in favor and one abstention in the Courtyard Board.

The Boards considered setting a date for a special business meeting of the combined Associations to consider ratification of the approved Supplemental Budget. The Secretary explained that a minimum 30-day notice of the approved budget is required prior to its implementation, which is estimated to occur on October 1st. The Secretary suggested that notice be sent on Friday, August 28th, in order to meet this schedule. Due to vacation schedule and the need for a minimum 14-day meeting notice, it was suggested that the business meeting occur on September 22nd. Assuming ratification, invoices would then be sent to the membership on September 23rd. After discussion, it was moved and seconded to hold the special business meeting on September 22, 2020, at 6:00 PM via the Zoom App, which passed unanimously.

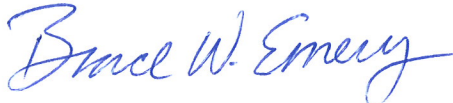
Non-Agenda Discussion Items

There was no non-agenda discussion.

Adjournment

The meeting was adjourned at 7:00 PM

Respectfully Submitted,



Bruce Emery, Solana Secretary