

Approved: 2/7/2021

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the 5/19/21 Combined Board Meeting
Conducted online via Zoom App**

Call to Order

The meeting was called to order at 9:03 AM.

Roll Call

Board members present included:

Solana Community Association Board:

Sherry Hansen

Bruce Emery

Joe Pancoast

Ross Richards

Solana Courtyards HOA Board:

Ross Richards

Mark Kady

Bruce Emery

Bruce Fryxell

Sherry Hansen

Solana Estate Lots HOA Board:

Joe Pancoast

Mary Hartman

Bruce Emery

There being at least three members present from 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 May 14, 2021 and the notice with a list of recipients would be kept with the records of the Associations.

Adoption of Minutes

It was discovered during the meeting that the Draft Minutes of the March 31, 2021 combined Board meeting had not been forwarded to the Board members. The Secretary forwarded the minutes via email. During non-agenda discussion, the Board considered the minutes. After consideration, it was moved and seconded to approve the minutes as submitted, which passed unanimously.

Officers' and Committees' Reports

Joe Pancoast reported that there were currently three lots in arrears: two in the Courtyards and one in the Estate Lots. The electrician completed the emergency exit sign light repairs and street lamp repairs. It was discovered the street lamps had been retrofitted with regular light fixtures—making the repairs inexpensive. The cost for all repairs was only \$1,200.

Farell Gas over-charged in December due to a misreading of the usage meter. They later reversed the charge but then tried to apply a late charge. It was suggested we seek a new vendor for gas service.

It was proposed to get a new first aid kit box for the swimming pool. The proposed box is an exterior grade box that would mount on the north side of the pool house. It would cost \$65. Ole's Pool & Spa has been working on installing the new chlorine generators. The work included removing the old gas pipes for the former system. Electrical service connections may still require an electrician's services.

Unfinished Business

There was no unfinished business.

New Business

The Boards considered the Draft COVID-19 Exposure Control, Mitigation and Recovery Plan. The Secretary noted changes since the original draft of the plan was forwarded to Board members, based on changes in State Guidance. Since that time, additional guidance changes have occurred. Following discussion, it was moved and seconded to approve the Plan with the following modifications: modify Sections 5 through 7 to apply only to those who have not received a full course of vaccination, and; relax the mask requirement for those using the outdoor pool and spa. The motion passed with unanimous support.

The Boards considered the sealing of cracks in asphalt road and path surfaces. It was noted that the roots of some trees in the Solana Estates were causing damage to the street and sidewalk surface. Following discussion, it was moved and seconded to authorize the Secretary to remove the trees that were associated with asphalt surface damage, which passed unanimously. It was moved and seconded to approve the acquisition of bids and scheduling for the sealing of asphalt surface cracks throughout Solana from Rainbow Sweeps and Lakeside Industries, which also passed unanimously.

Non-Agenda Discussion Items

The Boards considered non-Agenda issues. The Secretary noted the Hawthorn Court subsidence repair will likely occur over the following two weeks. He noted that North Pointe will be pursuing the completion of the fine grading of the grass island between Pear and Snowbell Courts this week, although the project may not be completed in that time. North Pointe will be over-seeding some lawn areas at Snowbell Court to help establish lawn areas that didn't establish well in Spring/Summer 2020.

North Pointe will also be providing additional plantings (trees) in the center court at Snowbell. It was noted that the soil erosion to the south of Snowbell Court had exposed some of the landscape cloth covering the curtain drain in that area. It was noted that horsetail was becoming a problem behind 11 balsam Court. It was noted the trees along Solana parkway were in need of mulch. It was also noted that the traffic cones, old stumps and other debris along the old road bed south of Snowbell Court created an unpleasing appearance.

It was suggested that Najera be directed to clean up the weeds within the pool area before opening. Also, the lavender at the pool seems to attract bees that wind up in the pool. It was agreed that Najera would be asked to remove the lavender. Suggestions for replacement plants include dwarf evergreen species like Dwarf Alberta Spruce and Gold Mop Cypress.

It was noted the plumber had the water heater tank on order but hadn't received it yet. Also, a new painter was found to paint the exterior of the Clubhouse; however, the cost estimate was \$22,546, and it couldn't be scheduled until August. It was suggested that the schedule should be put off until September to avoid nesting swallows.

Joe Pancoast suggested that purchasing the defibrillator wait until the 2022 budget cycle. Mark Kady reported that the irrigation system had been operating for a few weeks. The issue with the cistern at the start of the season had been fixed. He indicated that they still needed to confirm that the trees along Solana Parkway were receiving adequate water and the broken valves between the Pool and Redbud Court needed to be fixed. He reminded the Boards to let him or the Court Captains know if any problems arise.

Joe Pancoast noted the locks in the parcel boxes had all been fixed. He noted that, if all parcel boxes are in use, the Post Office will deliver to Courtyard addresses, but will leave a pink slip in the Estate Lots mailboxes due to the distance away from the kiosk. He suggested that additional boxes be placed to serve the current demand. It was agreed that additional boxes would also be needed at the time any of the Phase 2 property is developed. Bruce Fryxell noted we need to work on a back-up person for his work at the pool.

Adjournment

The meeting was adjourned at 10:55 PM, and the Community and Courtyard Boards entered into executive session. Note: Although the discussion during the executive session did not include communication with an attorney, the Board agreed the discussion was consistent with the spirit and intent of Section 3.12, Bylaws, as legal counsel would likely be required for the matter under consideration, and further, that the executive session was necessary to protect the privacy and interests of the subject lot owners. For these reasons, the content of the executive session will remain confidential. The executive session was adjourned at 11:20 AM.

Respectfully Submitted,



Bruce Emery, Solana Secretary