

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the 11/10/22 Combined Board Meeting
Solana Clubhouse/Online via the Zoom App**

Call to Order

The meeting was called to order at 10:00 AM.

Roll Call

Board members present included:

Solana Community Association Board:

Ross Richards
Joe Pancoast
Sherry Hansen
Bruce Emery

Solana Courtyards HOA Board:

Ross Richards
Mark Kady
Sherry Hansen
Bruce Emery
Bruce Fryxell

Solana Estate Lots HOA Board:

Mark Pekar
Joe Pancoast
Lizbeth Harper
Bruce Emery
Anne-Marie Moreault

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 November 6, 2022 and the notice with a list of recipients would be kept with the records of the Associations.

Adoption of Minutes

The Boards considered the draft Minutes of the July 6, 2022 meeting of the combined Boards of Directors. After discussion, it was moved and seconded to approve both minutes as submitted, which passed unanimously.

Officers' and Committees' Reports

Joe officers or committee reports.

Unfinished Business

No unfinished business for discussion.

New Business

The Boards considered challenges for the 2023 Budget Year. Anne-Marie Moreault provided a slideshow presentation that described some of the significant changes that will be occurring, including: North Pointe divesting from its ownership of existing Phase 1 lots; challenges in procuring a contract for common area maintenance; and the need to replace Bruce Emery's role as Secretary and North Pointe's role as ACC for the Courtyards and Estate Lots. Factors contributing to increase in estimated dues include: need for contingency funds in lieu of Declarant short-fall obligation, Substantial inflation, pool labor costs, and need for a part-time facilities manager. The facilities manager position is needed to address: light cleaning of pool area and Clubhouse, manage cleaning deposits for clubhouse events, changing of common area bollard light bulbs, Clubhouse trash, mailbox maintenance, cleaning of patio and sidewalks, pool maintenance, clubhouse landscape maintenance (outside of grounds maintenance scope), Clubhouse fire alarm maintenance, detention pond maintenance, stormwater facilities maintenance and reporting, and pool reporting and records retention.

The Board opened the meeting for membership questions and suggestions. Concern was expressed that the facilities manager position would require more time than allotted. It was the Board's estimation that the increased time required during the summer months would be offset by the reduced time required during the winter months. Joe Pancoast expressed that membership was struggling to get all dues paid on time, and that might result in need for increase dues in order to ensure adequate funds when needed. The Board had also considered the hiring of on-site employees to handle grounds maintenance. But the cost of additional equipment and need for storage space made this alternative more expensive. Concerning road maintenance, North Pointe has agreed to resurface Exeter Street, but will refrain from doing so on Flying Cloud until they or their successor are ready to move ahead with Phase 2.

The question was raised whether it makes more sense to have the pool removed or continue with the cost of operations? The Board responded that demolition was costly, and although many people do not use the pool, several owners do—making it a popular and necessary facility. It was suggested that a survey be conducted by the Board to gauge the community's support for the pool. It was suggested that the Board consider the rental of the Clubhouse by outside groups—particularly in light of the new facilities manager position. It was also suggested that the Board consider requiring individual maintenance of private lawns and flowerbeds in the Courtyards as a means of saving costs. However, the Board did not think the savings would be significant and the inconsistency in maintenance would invite aesthetic problems.

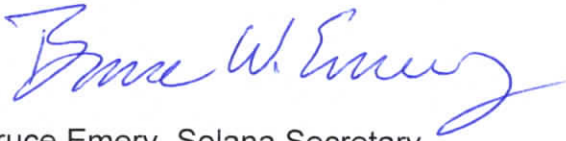
Non-Agenda Discussion Items

The Secretary sought confirmation by the Estate Lots Board concerning what to do about the downed street trees along upper Solana Parkway. The Board concurred that removal was necessary.

Adjournment

The meeting was adjourned at 12:19 AM.

Respectfully Submitted,



Bruce Emery, Solana Secretary