

January 30, 2019

## **SOLANA ANNUAL GENERAL MEETING MINUTES**

Activity Room A

Meeting called to order at 4:02 pm

27 residents in attendance.

Board members present - George McCabe, Bob Barney, Pat Roth, Nancy Odom, Barb Callaghan.

Pledge of Allegiance

Quorum Established with all Board members and with 27 residents in attendance.

Motion to approve minutes from January 30, 2018 AGM minutes moved by Callaghan and seconded by Roth.

Motion to approve minutes from November 21, 2018 Board Meeting moved by Barney and seconded by Callaghan.

Motion to approve minutes from January 9, 2019 Board Meeting moved by Roth and seconded by Barney.

Minutes approved.

Treasurers Report - From the 2018 balance sheet as of December 31, 2018, Solana HOA had total assets of \$278,307.66. The 2019 budget which included no increase in quarterly assessments was discussed as well. We ended 2018 with a surplus of \$4120.46. The annual budget includes reserve funding of \$36,000 and total operating expenses of \$57,280. A copy of the 2018 balance sheet and 2019 budget were available to attendees.

Motion to accept Treasurers report for year e d 2018 by Pat Roth and seconded by George McCabe. Report approved.

Committee Reports.

Welcoming - Karen Wills. No new sales.

Events - Ellen. Solana annual block party scheduled for March 4, 2019 from 4 - 6 pm at Cul De Sac. All new and old neighbours are invited and encouraged to attend.

Landscaping - Pat Roth. Bushes checked and 150 bushes are to be ordered to replace dead or dying bushes. Monday February 4, 2019 the Board is asking for volunteers to help rip out the plants so that new plantings can be completed the week after. Meeting time will be 3 pm in the Cul De Sac.

Critter Ridder will need to be applied to stop rabbits from eating the new bushes. Bushes will be sprayed originally and again a week later. Owners are to look after the new plantings after that with watering.

Trees - The trees have been trimmed that were in need, especially between the row between Calle Cristal and Rue Alec.

A reminder was given that the homeowners are responsible for the trees and to have them trimmed. If anyone needs their trees on their property trimmed, let the Board know in the event they can do the trimming to save costs. Tree branches need to be kept away from roofs.

Safety - Richard Bridges - February 25 is the HOA Firewise Event and all are encouraged to attend. A BBQ will be provided by Waste Connections on Zemel Road and Hwy 41.

There will be a shredding event in the morning.

There will be golf cart inspections at 10 am.

Ice Cream social available and hot dogs.

Putting contest

In the ballroom and in front of the ballroom will be the Red Cross and the Sheriffs Office on crime prevention tips.

ARC - Dick Oliver - residents are advised that if they are planning on changing or changing anything on the property please see Dick or Wayne Olson first to get information in regards to ARC. It will probably help in saving time for you if you see one of them first.

## **OLD BUSINESS**

Paving - Bob Barney advised that the HOA will be doing milling and paving to the pavement around April or May. After the completion of new pavement, the roofs and villas are to be cleaned and the villas painted. There will be a notice from the HOA for roadwork information including dates.

Back Flow Valves - those who wanted their valves changes have been completed.

Mulch has been completed and no new plans to change to stone from mulch because of the high cost of stone work.

Residents are reminded to get their proof of Insurance into Bob Barney.

Roofs - Chandler Roofing has replaced broken tiles and fixed all roofs on the villas. If anyone has any extra tiles they are asked to keep them for future use. The tiles are

discontinued tiles and Chandler has found replacements but if homeowners have any, please keep them.

## **NEW BUSINESS**

The Board would like to increase the Board to 7 members from the current 5. They are hoping for two volunteers who are full time residents to take these positions. Those who are interested are asked to fill out a Request to become a Board Member and submit to George.

A reminder was given to all residents that the Covenants for Solana are available online and all are asked to familiarize themselves with them.

LouAnn Duncan is starting a dryer vent cleaning list for all residents. Please see Louann if you wish to be added to the list. All residents who request the cleaning must be home the day of the cleaning. She will advise those who request a cleaning of the date and time when everything has been confirmed.

Driveway Cleaning - there are still 8 to 10 driveways that need cleaning. Those who have not cleaned will be receiving letters soon. Sidewalks must be done as well.

Resident Bob Zwissler advised that he applies Wet and Forget to his driveway before leaving for the summer. It works over six months while the rainy season is here to combat dirt and mold.

Villa Painting - Steve's Painting will be doing the villas after the pavement with a 10 Year paint. Same colours to be used as per the Covenants.

## **OWNERS FORUM**

Steve's painting for the villas and Mold Manglers for the roofs to be used.

There are no past dues or liens on any villas.

4:55 pm meeting adjourned.