

Solana General Meeting

Minutes draft

Called to order March 31, 2021 at 5:06 PM

Present: Nick Rossi, Bob Barney, Barb Callaghan, Nancy Odom, LouAnn Duncan. A quorum was established.

Proof of posting March 23, 2021 on Solana Bulletin Board and Solana Google site.

Welcome new residents

Motion to approve minutes from the previous was made by Barb Callaghan, seconded by LouAnn Duncan. Approved unanimously.

Treasurer's report by Bob Barney:

Balance sheet of Solana posted monthly on main HOA website:

Balance sheet, as of 2-28-2021:

FineMark operating account \$ 28,345.26

FineMark Capital Reserves \$133,790.42

Total liability and equity: \$265,627.39

We are currently \$2372.43 ahead of 2021 budget. So far in March we have expended \$3400 in roof repairs.

As of 2-28-2021 there are no quarterly assessments in arrears.

The required 2020 Cash and Expenditures report, completed by Chet Bartkowski at no charge, has been forwarded to the HGRD controller.

The 2020 Solana Federal Income Tax return has been completed and filed, requiring a payment of \$898.00

Motion to approve Treasurer's report by Barb Callaghan, seconded by LouAnn Duncan. Motion carried unanimously.

Committee Reports:

Modern Cuts has responded very well when called about an issue. If a resident has a complaint, contact Nick Rossi. They will perform hard cuts in April 2021.

Covenants:

Sixty three pages have been reduced by about 20 pages. When Solana receives a copy back from our attorney we will send out by email and on the website to all residents who agreed to receive reports electronically. Please review and send comments back to Nick Rossi. Solana will then email the proxy to the 122 residents who accepted accepted voting electronically and will snail mail to nine residents who declined voting electronically.

Late fee on quarterly assessments:

Motion was passed to establish a \$25.00 late fee on quarterly assessments. Five day grace period from the due date was approved. Late quarterly assessments will include interest if not paid.

Roof inspection by home inspectors:

Addition to our covenants under Article 11, Maintenance specific to damages incurred during a roof inspection when a villa is inspected by a home inspector for a potential buyer.

Damage(s) incurred during a home inspection to a villa's roof tiles by an inspector will not become the responsibility of the Solana HOA to correct. If damage should occur to the roof by the inspection it will be the responsibility of the inspector or the buyer to correct, at their expense, using Solana's roof contractor. It is highly suggested that only visual inspection be performed of the roof tiles. This can be done with either a drone or by visual observation from the ground or a ladder. A ceiling or attic inspection should determine if there are any existing roof leaks. If a roof tile issue is determined through the home inspection, an appointment will be made by the appropriate Solana board member to schedule an appointment with Solana's roof contractor.

Motion was made by Bob Barney, seconded by Barb Callaghan to accept the above conditions. Passed unanimously. Buyer, Seller and real estate person will all be notified of these conditions.

Driveways and Walkways:

make sure they are kept clean.

Please update your contact information with the HOA and HGRD.

Food donations:

When leaving for the summer, please drop off any food leftover to Karen Wills. She will see that it get distributed properly.

Insurance:

Don Clifton has received 80 of the 88 insurance declaration pages from the residents.

Open forum:

Question was asked "Can we get universal insurance to cover our villas?" Before that we must pass the new covenants. We will stay with Master Cuts for now.

Motion to adjourn by Nick Rossi, seconded by Barb Callaghan.

Meeting adjourned at 5:36 PM.

Respectively submitted,

Nancy Odom

Secretary