

SOLANA BAY
BOARD OF DIRECTORS MEETING MINUTES
Thursday, March 13, 2025 - 7:00 PM via Zoom

CERTIFY QUORUM – CALL TO ORDER – The meeting was called to order at 7:03 p.m. by Fern Sprung via Zoom as a quorum of Board Members were present.

Attendance: Fern Sprung, Lisa Smaus, Yvonne Christian and Drago Mladenov of the Board and Dawn Archambault of Greenacre. One homeowner was also in attendance.

PROOF OF NOTICE OF MEETING - The meeting noticed was posted onsite by the mail kiosk the weekend beforehand, also posted on the Vantaca portal prior to the meeting.

APPROVAL OF FEBRUARY 18, 2025 MEETING MINUTES– Lisa made a motion to approve the Meeting Minutes, Fern seconded the motion. **The motion passed unanimously.**

TREASURER REPORT – Dawn reviewed the financial report. Operating Cash is \$559,991.05, Reserve Cash \$502,639.04, Other Assets \$67,446.13 for a Total Assets amount of \$1,130,076.22. Total Liabilities of \$1,130,076.22.

We have one owner's account with the attorney. No other delinquencies.

PRESIDENT'S REPORT – one of the two damaged light poles near the front entry was replaced today.

LANDSCAPE COMMITTEE REPORT – Lisa will set up a walk thru with Jeff from Earthscapes to review where proposed sod is to be installed and review drip lines. Lisa reported an increase in the lily pads in the lake. Dawn spoke to the lake management company and confirmed they come out 1x/month by boat and 1x/month on land on the 2nd and 3rd of the month to review the lake. They will treat the lily pads on their next visit.

OLD BUSINESS

POOL COMPANIES – Dawn secured two new bids for monthly pool maintenance. One was for \$1,000 and another for \$650 for monthly pool maintenance. Currently we pay Sun King Pools \$675/month. Sun King Pools has been given numerous notices that the leaf baskets have not been emptied and that the pool is not clean. The Board has decided to go with a new company. Dawn will give Sun King Pools written notice to terminate their services on April 30, 2025. A-Quality Pools will be the new pool maintenance company as of May 1, 2025 for an introductory rate of \$650/month. This rate will be in place until the end of 2025. Fern made a motion to approve A-Quality Pools as our new pool company as of May 1, 2025. Drago seconded the motion. **The motion passed unanimously.**

REPLACE BBQ GRILLS – Mark Mueller gave Solana Bay an estimate of \$828.76 for 2 new grills and the labor to install them at the pool. Since this was not in the 2025 Budget, the Board decided to table this discussion. Lisa will clean the grills with a steel brush for now.

POOL UMBRELLAS – Dawn secured a quote from Leaders Casual Furniture for Pool Umbrellas. Each 11' umbrella was \$1,169.99 for a total of \$2,641.08 for two. Lisa noted we could get two 11' pool umbrellas from Lowes for approximately \$500 each which included a base. Yvonne made a motion for Lisa and Fern to purchase two new 11' umbrellas from Lowes. The cost not to exceed \$1,200. Drago seconded the motion. **The motion passed unanimously.**

HANG TAGS – Dawn had emailed a proposed form for homeowners to purchase replacement hang tags and remotes. Fern asked to have the form changed to say "Replacement Tag" vs Second Tag. Fern also suggested the form be titled "Access Device / Tag Replacement Form" instead of just "Access Device". Dawn will make the changes to the form.

REMOTES – Dawn noted the new remotes aren't working properly. We will need to have the Call Box company come out to pair the remotes to the call box.

NEW BUSINESS/OPEN FORUM

NEW CODE PEDESTRIAN GATE, POOL GATE – Lisa and Fern will update the pedestrian gate and pool gate codes to 2025 on April 1st. Dawn will send out an e-Blast to the community on March 24th and March 31st about the new code.

BULK WINDOW CLEANING RATE – Dawn will get estimates for window cleaning in the Community. Each homeowner will contact the selected company directly if they choose to have their windows cleaned.

DOG WASTE STATIONS – It was noted that Fern had the dog waste station at Sandy Beach and Shining Sun replaced earlier this month.

ADJOURNMENT – Fern made the motion to adjourn the meeting, Yvonne seconded. **The motion passed** and the meeting was adjourned at 7:45 p.m.

Fern Sprung
Fern Sprung (Apr 23, 2025 21:45 EDT)

04/23/25






2025March13BoardMeetingMinutes

Final Audit Report

2025-04-24

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