Meeting Casa Del Sol June 1, 2022

Derek Dujardin opened the meeting at 5 PM .

Entire Board and Pam Illy Bookkeeper in Attendance.

4 Guests came at 5:30

Nina 500 bldg, Catherine Beers 100 Bldg, Chris 500 bldg and Ariel 800 bldg.

Garage rental - Unit 514 North side - Alan parking cars in the front spot. Not approved as part of rental. PM to send an email asking this to cease.

McCoy Landscape - missing areas in complex for landscaping, pool area not getting done, tree dying by pool and shrubs on N side need to be trimmed back.  South side water irrigation may not be on, does not seem to be getting water. PM to discuss with Mike McCoy and get him a key for the pool.

Owner who does not live I site using trash bins at the property. Susan Quitt requested we speak to him about using our trash. Board to determine what to do.

Pole lights over by complex on North side still not on and several on South side now reported not working. Nina reported front fence lights on North side also not working.  - PM to contact Connelly Electric.

Pool, Spa area - skimmer broke, rails at spa and pool are off, pool chairs broken ( 2-3 we think )  4 table chairs seem OK. - Deb to look at Home Depot for some inexpensive temporary chairs. PM to get quotes on more robust commercial furniture for pool. PM to get Vortex to provide skimmer and hand rails.

Catherine  ( guest ) reported that railings at top of 600 bldg seems loose. - PM to get someone to check all railings on both sides of complex .

Covenant painting - Red Curbs - Board agreed to get this quoted next year when we paint the buildings.

Pool Monitor - Discussion about quiet hours at pool, food and beverage being used at pool. Board decided that quiet hours are 10PM to 7 am based on Cottonwood quiet hours. People can use the pool before 7 am as long as not disturbing anyone.

Susan Motioned to change pool hours, Deb seconded the motion. All in favor for new Quiet time hours. Board agreed NOT to chain the pool with additional locks. 4 to 1 vote, Mary was the 1 opposition.

PM - to send a memo to all owners and post a memo regarding quiet hours and no food and beverage at pool.

Toilets in Gym are not being flushed, maybe they are not working properly. Board decided to replace both toilets. One keeps running and users seem to have difficulty.  PM to contact plumber to replace and install new toilets.

Gym Equipment - with new residents moving in, gym seems to be getting used more.

Abigail ( new resident ) requested Board looks at her quotes for a new spin bike. One stationary bike has a screen not working and foot straps broken.  Other guests requested we replace hand weights ( from metal to rubber weights ). No motion was made to invest in new equipment as yet. PM to try to get quotes for industrial use gym equipment. No action decided  for broken foot straps.

Ariel offered to bring her squat rack in for all to use, no motion to give permission to do this. Just a suggestion but not decided.

Budget - Board was not able to review the budget. We need to have a July meeting to review budget  for the remaining part of the year as Pam reported many errors on old budget items.  This is important as before we decide on additional expenditures (  pool furniture and gym equipment) we need to know what is in the budget.

Meeting closed at 7:01 PM