

## HIGHLIGHTS FROM THE September 22<sup>nd</sup> Board Meeting

The Solera Open Session Board Meeting was held on September 22, 2021 in the Oakmont Clubhouse. Items that were discussed in Open Forum items included:

1. Request for Management to buy a floor cleaning machine for the Clubhouse. (Management has already began this search.)
2. A resident expressed concern as to why the Meeting Rules would now be followed and that they had not been previously followed.
3. Concern for the Monthly Newsletter not being done by the local printer and that the cost of ads had gone up.
4. Is the Solera pool a Salt Water pool or a Chlorine Pool. (It is Chlorine as the equipment that was purchased years ago for the Salt Water system were not industrial and quickly wore out. The cost of a Salt Water pool will be looked into by management.
5. Why don't the Sports Court Lights come on at 5:00a.m. (They are connected to the parking lot lights and do not work independently. Management will contact our provider and try to come up with a solution.)
6. Tennis players are concerned about the extra chairs and nets on the courts and would like them stored in a different place. (Management will address this.)
7. Concern about the Attendants at the Main Entry Gate taking pictures of drivers license. ( The scan at the Gate only includes the picture (for identification) and the name of the Guest.)

### President's Report:

1. Concern for better audio in the Oakmont rooms: The system that was installed in the Oakmont Rooms is a "Conversational System. Management is looking at ways to improve the audio experience for our Members/Residents.
2. The Red Curb on Brentwood, by the mailroom, was painted. However, someone in a truck ran over it shortly after it was painted and marked the corner with their tire. The painting still gets the message across – NO PARKING.
3. The floor finish for easement of movement in the Oakmont room has arrived and will be administered to a sample strip. Management will be testing the floor sample to ensure that flaking or fading does not occur.
4. The Association will be buying Solar lights to use during the next evening event on the Greenbelt to guide Residents after dark.
5. We have one ADA accessible bathroom in the Fitness Center and Management will explore a possible push-button entrance.
6. Management has advised the Attendants at the Main Entry Gate to not let guests through if a Resident is approaching the Gate Arm.
7. The window has been fixed in the Billiards room to block out the Sun glare.
8. CCI will be completing the punch list for the Clubhouse Remodel that was sent to them. Conflicting schedules have delayed the walk.

9. The Sports Courts lights are connected to the Parking Lot lights and cannot be turned on at 5:00. They should be staying on until 10:00. Management will continue to work on this.
10. The Street signs have been installed throughout Solera but Management is checking all the addresses to ensure that they are all replaced.
11. Sports Benches will be ordered this week.
12. We named Dennis Rice as Chairman of the Communication and Technology Committee and still need 2-3 more members. Fill out volunteer form in office.

### **UNFINISHED BUSSINESS:**

1. CALAC recommendation – Management is currently sourcing for a civil engineering/landscape architecture firm to assist us with the stabilizing of the Bridges Slope and the restructuring of the Greenbelt with more drought tolerant plants.
2. The Pool Coping Repair will take place after the pool is closed and more info in October meeting.
3. Management is waiting for complete bids from two companies regarding the Sports Courts Backboards.
4. Bocce Ball Scoreboards – The Board voted to order Scoreboards for each Bocce Ball Court.

### **NEW BUSINESS:**

1. Wayne Otte presented the 1<sup>st</sup> Quarter Budget Review from the Finance Committee. Although several items were over budget, the Finance Committee agreed that this was the first quarter report and it usually even outs as we go through the year. Management is aware of the overages and will be investigating the issues.
2. The Board will be asking the Beaumont City Council to pass an ordinance giving the locality authority to remove debris from our community following a disaster. Currently, FEMA does NOT reimburse community associations with private roads for removal of debris after a disaster.
3. We welcomed a Ladies Billiard Group into our Solera Clubs and Groups.
4. Dennis Rice was appointed as Chairman of the Communications and Technology Advisory Committee.
5. Management will be going out for Bid for a Landscape Maintenance Contract.
6. There was a motion made to remove the old chaise lounges from the pool area and sell them for \$10.00. Contact the office if you are interested in buying a chaise lounge.
7. There was a motion made to place a sign at the bottom of the hill on Golf Club to alert guests and vendors that transponders are needed for access at this gate.
8. There was a discussion regarding the 62 pine trees that are on Fairway Drive and Brentwood Drive to being the process of removing them. It was decided to ask the CALAC Committee to take on this project.

9. There was discussion regarding the need to develop a plan to achieve enforcement of the speed limits and stop signs in Solera. Management will assist the Board in developing the plan. It will be a framework for completing all the steps to reach this goal.
  
10. There was a discussion regarding the entry process at the main gate. It was decided that when a visitor or vendor arrives at the main gate, they would give their name, the resident's name, and show their ID to the gate attendant to verify that they are the person for whom the pass was requested. The vehicle license plate will be recorded, and a pass will be generated. The ID will not be scanned or photographed.

Gate Sentry has noted that 90% of Solera Residents are using Gate Sentry. Management is working to upgrade the internet system at the Main Gate. A new phone has been installed and additional training will be provided to the Securitas staff. If you need help in accessing Gate Sentry or are not familiar with the Solera OVG system, please call the office and ask for assistance.

The next Open Session Board Meeting will be October 20, 2021.

Pat King, President

Solera OVG