

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 2015 – Open Session - 10:00 a.m.**

DRAFT

Call to Order: The meeting was called to order at 10:00 a.m.

Board Attendance:

Present: Dave Kearney, President; Ken Marks, Treasurer

Via Telephone Conference: Don Allen, Vice President; Duey Kerper, Secretary; Deannie Price, Member at Large

Open Comments: General HOA discussion took place.

Guest Attendees:

- Representatives from AZ Elevator Company reviewed elevator emergency procedures.
- Realtor, Judy Lewis requested the Board to consider LaSolana applying for FHA and VA status
- The Board will take Ms. Lewis' request under consideration.
- Harry Graham from CareScape Landscaping gave the landscape report.

Neighborhood Rep Report: Russ Anderson gave the Neighborhood Rep Report.

Approval of Previous Meeting Minutes: A motion was made by Ken Marks and seconded by Duey Kerper to approve the April 14, 2015 Board Minutes. Motion passed unanimously.

Financial Report: Treasurer Ken Marks presented the Treasurer's report. A motion was made by Don Allen and seconded by Duey Kerper to approve the August 31, 2015 Financials. Motion passed unanimously.

New Business:

- a) **Fire Extinguisher Re-charge Bid:** A motion was made by Don Allen and seconded by Ken Marks to approve the bid from Safeguard Security for \$1,813 to recharge 74 fire extinguishers. Monies to be paid out of the Operating Fund. Work scheduled to begin in 2016. Motion passed unanimously.
- b) **Elevator Modernization Bid:** A motion was made by Don Allen and seconded by Duey Kerper to approve the proposal from AZ Elevator for \$169,693.35 for two hydraulic passenger elevators in building #3. Monies to be paid out of the Reserve Fund.
- c) **Clubhouse Refreshing Bid:** A motion was made by Don Allen and seconded by Ken Marks to approve a bid from Diamond Ridge Remodeling for \$15,500 for the painting of the inside of the clubhouse and wood work stain touch up. Monies to be paid out of the Reserve Fund and Operating Fund. Motion was approved by a 4 yes and 1 abstained vote. Deannie Price abstained. A request was made by Deannie that very large paint choices either be painted or hung on a wall prior to the final decision of the color choices.
- d) **2016 Budget** – A motion was made by Deannie Price and seconded by Ken Marks to approve the 2016 Budget. Motion passed unanimously.
- e) **Compilation:** A motion was made by Duey Kerper and seconded by Ken Marks to engage the 2015 Year End compilation report. Amount not to exceed \$1,200. Monies to be paid out of the Operating Fund.
- f) **Insurance Administrative Fee:** A motion was made by Ken Marks and seconded by Deannie Price to approve an Insurance Administrative fee payable to City Property directly from insurance proceeds. The amount of \$250 per claim will be administered on all major claims. There is no cost whatsoever to LaSolana. Motion passed unanimously.

Adjournment - The meeting was adjourned at 11:47 a.m.

Submitted by:

JoAnne Wentzloff, Recording Secretary