

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2016
Open Session - 10:00 a.m.

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

Board Attendance:

Present: Ken Marks, President; Don Allen, Vice President; Duey Kerper, Treasurer; Dave Kearney, Secretary; Deannie Price, Member at Large

Open Comments: None

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

Approval of Previous Meeting Minutes: A motion was made by Dave Kearney and seconded by Duey Kerper to approve the March 22, 2016 Board Minutes. Motion passed unanimously.

Financial Report: Treasurer, Duey Kerper gave the financial report. A motion was made by Don Allen and seconded by Dave Kearney to approve the March 31, 2016 Financials. Motion passed unanimously.

New Business

- a) **Management Report:** Brad Schaeffer gave the April Management Report.
- b) **Elevator Contract #4:** A motion was made by Duey Kerper and seconded by Don Allen to approve a bid from Arizona Elevator Solutions for \$169,693.35 for the installation of two elevators in Bldg. #4. Motion passed unanimously. Monies to be paid from the Reserve Fund.

Old Business

- a) **Bicycle Enclosure:** A motion was made by Don Allen and seconded by Dave Kearney to approve the proposal from Wright Way Fabrication & Welding Inc. for \$11,662.82 to install a 36' x 15' D x 8' H bike enclosure with stamped spears on top. Motion passed unanimously. Monies to be paid out of the Operating Fund.
- b) **Rental Service Contract:** A motion was made by Dave Kearney and seconded by Don Allen to ask attorneys to review a proposed contract for LáSolana to assess a \$25 or \$50 administrative fee to owner(s) who list their unit(s) for rent on the Clubhouse reports and Website. Once a unit is rented/leased the owner is charged \$25 for administrative fees. This administrative charge will be added to the owners account.
- c) **Irrigation Bid:** A motion was made by Duey Kerper and seconded by Deannie Price to approve a bid from CareScape for \$74,587.00 (with requested modifications added to the bid) to install a new drip system, valves and laterals throughout the property. Motion passed unanimously. Monies to be paid out of the Reserve Fund.

Reports:

- a) **Clubhouse Update:** Deannie Price provided a brief update on the renovation of the clubhouse. Deannie made a motion and seconded by Dave Kearney to send out a survey, at the request of the Social Committee, to owners as to whether or not social functions should be limited to homeowners, renters, and their houseguests. Motion passed unanimously.
- b) **Hydraulic Line in Bldg. #1:** Brad Schaeffer gave an update on the new hydraulic line installed in bldg. #1.
- d) **Clubhouse Cleaning Contract:** Brad Schaeffer reported H & A Janitorial & Maintenance will begin service the first week of May 2016. Contract for the service was approved at the March 22, 2016 Board Meeting.

Adjournment - The meeting was adjourned at 10.55 a.m.

Submitted by:

JoAnne Wentzloff, Recording Secretary