

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
MARCH 16, 2005 – 1:00 P.M.  
Open Session**

**Members of the Board Present:**

Ken Greene, Ted Albright, Sarah Myers, John Ellis and Art Love

**Also in Attendance were:**

Denise Frazier, Property Manager, City Property Management Company  
Numerous homeowners

**Call Meeting to Order:**

The meeting was called to order at 1:00 p.m.

**Organization of Board:**

The following appointments were made by unanimous decision:

Ted Albright, President	Ken Greene, Treasurer
Art Love, Vice President	John Ellis, Member at Large
Sarah Myers, Secretary	

**Review of Architecturals:**

By unanimous decision, the following architectural decisions were made:

1. Satellite dishes that are 20" or less in diameter, tripod mounted and painted the existing color of the balcony or patio do not require prior Architectural approval. Should the dish require wall mounting, detail of installation is required and must be approved by the Architectural committee prior to installation
2. Front entrance security doors, turquoise in color and installed by Native Sons do not require prior Architectural approval. All others must be submitted to the Architectural committee for approval prior to installation.
3. Blinds, curtains and traditional window coverings are only allowed on windows. Windows may not be covered by Styrofoam, foil, reflective materials, sheets or any other such materials.

The decision(s) regarding security door(s) for sliding glass door(s) and other auxiliary patio or balcony door(s) was tabled until the next meeting. Sarah Myers will research and negotiate price with Native Sons and other installers.

**Review of Clubhouse Operations:**

By unanimous decision, the following rules were approved:

1. A checklist of responsibilities will be signed by person in charge of opening/locking clubhouse.
2. Accessibility to supplies (i.e., popcorn, coffee, plates, ,etc.) will not be allowed except Monday – Friday from 9:00 a.m. – 5:00 p.m.
3. Game Nights are scheduled on Thursdays and Sundays from 6 p.m. – 9 p.m. The clubhouse will be open to residents and owners as well.

4. Clubhouse may be reserved for Private Parties from 5 p.m. – midnight any night except for Games Nights. Should a Private Party be booked, the clubhouse will not be open to residents and owners. There will be a Deposit/Usage fee of \$100 charged to reserve the clubhouse for any Private Party. Assuming that the clubhouse is cleaned and no damage sustained to the facility, half of the fee will be returned to the owner.
5. The theater room will be only be accessible Monday – Friday from 9:00 am – 5:00 pm. The room will remain locked at all other times.

**Other New Business:**

No keys to any individual condominium unit will be maintained in the clubhouse, office, etc., for any individual homeowner. Volunteers from each building to help “watch out” for vacant units will be solicited via the newsletter. A “To Do” list of helpful hints will be provided via the newsletter for owners vacating their units for any length of time.

Bikes and other personal property cannot be housed underneath the stairwells or in the hallways. A location within the common area will be allocated for bikes and determined by the next meeting.

Golf cart parking spaces – tabled for next meeting.

Committee charters – tabled for next meeting.

A list of Rules, Regulations, Reserved parking spaces and helpful hints will be formulated and delivered by volunteers.

**Adjournment:**

The meeting was adjourned at 3:40 p.m. The next scheduled meeting(s) will be held on April 6, 2005 and April 27, 2005 at 1:00 p.m. in the clubhouse.

Respectfully submitted,

Denise Frazier, PCAM  
Recording for Secretary