

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
October 11, 2005 – 1:00 P.M.
Open Session**

Members of the Board Present:

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

Also in attendance were:

Denise Frazier, Property Manager, City Property Management Company, JoAnne Wentzloff, La Solana Condominium Clubhouse Coordinator

Call Meeting to Order:

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

Approval of March 2005 Minutes:

By unanimous decision, the May 25, 2005 Minutes were approved.

Management Report:

Denise Frazier, City Property Management gave the Management Report.

Architectural Report:

By unanimous decision, the Board approved the following architectural submittal requests: 1 regarding sunscreens and 1 regarding awnings.

Old Business:

- Bike Rakes – Decision regarding storage of bikes under stairwells was table until next meeting to allow homeowners time to provide input as to where bikes should be stored. Owners were requested to put suggestions in writing to the Board.
- It was noted that parking of secondary vehicles (i.e, motor bikes) in bike rakes is not allowed.
- Neighbor Representative – Each building has one representative and some have two. It is mandatory that investors provide rules and regulations to tenants as well as tenant emergency contact information. Owners were encouraged to complete an Emergency Information sheet, and to notify office personnel when they will be gone for any extended period of time.

New Business

- Insurance -. By unanimous decision, the Board approved \$2,500 be transferred from Reserve fund contribution to meet the insurance deductible from the monsoon damage.
- Vote Results – 187 ballots were returned. 104 voted to discontinue the bus transportation service. 83 voted to continue. The bus transportation service will be discontinued effective October 28, 2005.
- Effective November 1, 2005 Steve Portier will begin employment as a fulltime maintenance person for the common and limited areas.

Correspondence:

- McManus (Insurance) – A homeowner is requesting reimbursement of \$2,342.62 for damages in his unit (#1212) resulting from a water pipe break in Unit 1213.

By unanimous decision, the request for reimbursement for damages to Unit #1212 has been tabled until next meeting to allow the homeowner time to submit written answers for the following questions poised by the Board: What services has the homeowners insurance provided? What is the homeowners insurance deductible? Why did the homeowner’s insurance company not seek reimbursement from the other homeowner’s insurance company? Did the homeowner’s insurance deny the claim? If so, why was it denied?

- Dean (Meeting times and dates) – An open discussion was held on a request by a homeowner to change the time and date of the Board of Directors meetings.

By unanimous decision, the Board approved to keep the same time and dates of the meetings as previously established by the Board.

- Gutman (Pool Closure Ballot) – An open discussion was held on a request by a homeowner to send out a ballot vote to the homeowners to fill in the pool.

By unanimous decision, the Board denied the request to hold a ballot vote on filling in the pool.

Open Comments:

- A request was made by a homeowner to have the Board research the option of leasing a smaller van to replace the two vehicles currently in use. It was noted that this was not a viable option given the fact that the result of the recent vote indicated the majority of homeowners were not in favor of continuing the transportation service. No further research will be done on this subject at this time.

Adjournment:

The meeting was adjourned at 1:58 p.m. The next schedule meeting has not been determined as yet.

Respectfully submitted,

JoAnne Wentzloff
La Solana Condominiums Clubhouse Coordinator