

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
November 30, 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 November 2005 Minutes:

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

Acceptance of Financials:

By unanimous decision, the 2006 Budget was approved.

Management Report:

Denise Frazier, City Property Management gave the Management Report.

- Decision to replace approximately 8 trees lost throughout the community due to the monsoon was tabled until next meeting to further research cost.
- Decision to accept a proposal from Sparkle Plenty Cleaning for the exterior and atrium window washing was tabled until next meeting to allow time to obtain additional bids.
- Decision to accept a proposal from Clark Contracting to caulk the remaining windows throughout the community has been tabled until next meeting to allow time to obtain additional bids.
- Quiet Time – The Board discussed placing a notice in the newsletter requesting residents to be considerate of their neighbors and refrain from excessive noise during the period of 10:00 p.m. and 8:00 a.m. A decision was made not to add a “Quiet Time” provision to the Rules and Regulations.

Old Business:

- Bike Racks – Decision regarding the storage of bikes under stairwells or on property was tabled until next meeting to allow a newly formed committee time to review bike storage options. Committee members include: Frank Visica #3309, Tony Luckock #7303, Annette Bergan #6201, Warren Scarrah #7203, and John Botz #6203.

New Business:

- Maintenance Personnel - Steve Potrier and Paul Vetere were introduced to the homeowners. It was noted that both gentlemen are employed on a full-time basis.

Correspondence:

- **Architectural Approval:** By unanimous decision, the Board denied an architectural request for a roll-up awning. The homeowner may resubmit a new architectural form with the already approved style and color.

Open Comments:

- **Parking:** A decision was made to put a notice in the December Newsletter reminding residents that they are allotted one parking spaced marked with their number. If a resident has two vehicles, the second vehicle must be parked in a visitor spaced located across from the building next to the wall.
- **Pool Rule:** By unanimous decision, the Board denied the request by a homeowner to change the pool rule that allows swim diapers in the pool. The Rules and Regulations that was ratified by the Board on April 27, 2005 will remain in effect until amended or rescinded by the Board of Directors.
- **Water Assessment:** An explanation and breakdown of the water billing was given by Denise Frazier of City Property Management. The breakdown of the water bill is as follows: \$19.00 flat fee for sewer; \$1.92 flat administration fee; \$1.99 flat water charge even if no water is used – then it increases based on usage, and lastly, sales tax is added.

Adjournment:

The meeting was adjourned at 3:00 p.m. The next schedule meeting has not been determined as yet.

Respectfully submitted,

JoAnne Wentzloff
La Solana Condominiums Clubhouse Coordinator