

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
January 25, 2006 – 1:00 P.M.
Open Session**

Members of the Board:

Present: Ted Albright, Art Love, Ken Greene, Sarah Myers
Not Present: John Ellis

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 30, 2005 Minutes:

By unanimous decision, the November 30, 2005 Minutes were approved.

Acceptance of Financials:

By unanimous decision, the November 30, 2005 Financials were approved.

Management Report:

Denise Frazier, City Property Management presented the Management Report.

Old Business

Bike Racks:

- The Bike Committee presented two proposals: a) to install bike racks at the end of each building; b) to fence in an area behind the garage with a lean-to roof.
- A survey will be mailed to each homeowner requesting how many will use the bike racks, and whether the homeowners using the bike racks are willing to share in the installation cost.
- Board member, Art Love, requested to go on record that he did not agree in accessing homeowners for the cost of installing bike racks.
- Final decision regarding storage of bikes was tabled until next meeting.

Window Caulking:

Decision to approve a proposal from Clark Company to caulk the windows in approximately 175 units for \$25.00 per window was tabled until next meeting to allow time to obtain a specific quantity of windows that need caulking.

Window Cleaning/Washing:

By unanimous decision, the Board approved the bid from Land Corp Window Cleaning for \$2,915 to clean the exterior building windows.

Trees:

The Board approved a proposal from Native Suns to replace approximately 8 trees lost by the monsoon at a cost of \$250.00 each for a 24" box tree. Homeowners affected by the lost of a tree will be given the option the option to upgrade the size of the tree at their cost.

New Business:

By unanimous decision, the Board approved:

- Acceptance of resignation by Art Love effective at the acceptance of the new appointed Board members at the Annual Meeting on February 17, 2006.
- Two Board member openings to be filled:
 - John Ellis, as a member of the Board of Directors and as member-at-large of the Board (1-year term).
 - Art Love, as a member of the Board of Directors and as Board appointed member as Vice-President of the Board (2-year term).
- Romanchuk & Dwaileebe to due an annual review of the Association accounting records at a cost between \$1,000 - \$2,000.
- To change Section IV, Item E-2 of the Rules and Regulations approved on April 25, 2006 to read: "Nothing may be placed on the solid portion of the railings on the first, second, and third floor balconies of any unit unless it is set back from the exterior face of the solid railing at a sufficient distance so if it falls, it will fall on the balcony."

Correspondence:

The Board addressed four letters of correspondence from homeowners. A decision was made to put a notice in the February newsletter addressing noise being made by children at the pool.

Adjournment:

The meeting was adjourned at 2:20 p.m. The Annual Meeting is scheduled for Friday, February 17, 2006 at 2:00 p.m. in the Pima and Apache rooms at the Chaparral Center at Sun City Grand.

Recorded for the Secretary by:

JoAnne Wentzloff
La Solana Condominiums Clubhouse Coordinator