

**LA SOLANA CONDOMINIUM ASSOCIATION  
2006 ANNUAL BOARD OF DIRECTORS' MEETING  
The Chaparral Center, Sun City Grand, Pima Room  
Friday, the 17<sup>th</sup> day of February, 2006  
2:00 p.m.**

**Open Session**

**Members of the Board:**

Present: Ted Albright, Art Love, Ken Greene, Sarah Myers

Absent: John Ellis

**Also in attendance were:**

Denise Frazier, Property Manager, City Property Management Company, JoAnne Wentzloff, Recording Secretary

**Call to Order:**

As stated in the Association Bylaws, a quorum of three is needed for the Board of Directors to call a meeting. Four members were present which established a quorum.

Meeting was called to order at 1:15 p.m.

**Introduction and Opening Comments**

Ted Albright welcomed all homeowners and gave an overview on what the Board has accomplished in their first year and addressed items relating to the selling of the buses. Art Love was thanked for his work this past year on the Board of Directors.

**Financial Review**

Denise Frazier gave the Financial Report in detail. Homeowners were given the opportunity to meet with her after the meeting to address any concerns they may have.

**2005 Turnover/Annual Meeting Minutes**

By unanimous decision, the Board of Directors approved the 2005 Turnover/Annual Meeting Minutes.

**Election of Directors**

- Appointment of Inspectors – Denise Frazier requested volunteers from the membership to count and tally the ballots. Jan Anderson, Lil Koch and Polly Schroedel volunteered to count and tally the ballots.
- Nominations from the Floor – Denise Frazier requested nominations from the floor. There were no nominations from the floor. Denise indicated there were two “write-in” nominations: Barb Becker and John Botz.

A motion to close nominations was made. Motion was seconded and unanimously approved by the membership present.

### Introduction of Candidates

The following candidates gave a brief history:

- Barb Becker
- John Botz
- Jerry Gutman
- Tony Luckock
- John Ellis (Ken Greene gave a brief history of John Ellis' accomplishments this past year on the Board as John was absent from the meeting.)

Denise Frazier explained to the Members that Article VIII, Section 8.3 of the Association Bylaws was amended at the 2005 Annual Meeting for the Board of Directors to serve staggered terms rather than a one (1) year or until their successors are elected and qualified. Article VIII, Section 8.3 was amended beginning with the 2006 election for the Board to serve as follows: Two members would hold a 3-year term, two members would hold a 2-year term, and one member would hold a 1-year term.

Denise explained the election process and reported that the term in office is determined by the number of votes a candidate receives. The candidate with the highest votes would fulfill the 3-year term, next highest 2-year term, and then 1-year term.

### Bylaw amendment

A motion was made by Owner, William Madourous that a ballot be sent out to the membership prior to the 2007 Annual Meeting to amend Article V, Section 5.2 of the Association Bylaws to allow for one vote per Owner multiplied by the number of directors to be elected rather than allow the right to cumulate the Owner's votes for one (1) candidate or to divide such votes among any number of the candidates.

Article V, Section 5.2 currently reads:

Election to the Board of Directors shall be by secret written ballot. In any such election, every Owner entitled to vote shall be entitled to cast the number of votes attributable to such Owner multiplied by the number of directors to be elected. Each Owner shall have the right to cumulate the Owner's vote for one (1) candidate or to divide such votes among any number of the candidates.

### Results of Election

The ballots were counted and tallied and the following were elected to serve on the Board of Directors:

- 3 Year term - John Ellis
- 2 Year term - Tony Luckock

Denise Frazier informed the Board that an Organizational Meeting would commence following the Annual Meeting.

### **Open Discussion**

- Renting out golf cart spaces
- Token of appreciation for outgoing Board members
- Timetable for sweeping of hallways
- Screws replaced on filters (notice will go in Newsletter)
- Equalization of H.O.A. assessments – voting ballot to be sent to membership prior to the 2007 Board of Directors' Annual Meeting
- Opening the medium on Mountain View to allow for a left turn access onto the street from the driveway at the west end of building #1.

### **Adjournment**

Motion was made and unanimously seconded by the Membership present to adjourn the 2006 Annual Meeting.

Meeting adjourned at 3:20 p.m.

Respectively Submitted by:

JoAnne Wentzloff  
Recording Secretary