

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
April 19, 2006 – 1:00 P.M.
Open Session**

Members of the Board:

Present: John Ellis, Ted Albright, Tony Luckock, Sarah Myers
Absent: Ken Greene

Also in attendance were:

Denise Frazier, Property Manager, City Property Management Company, JoAnne Wentzloff, La Solana Condominium Recorded Secretary

Call Meeting to Order:

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

Approval of January 26, 2006 Minutes:

By unanimous decision, the January 26, 2005 Minutes were approved.

Acceptance of Financials:

By unanimous decision, the March 31, 2006 Financials were approved.

Management Report:

Denise Frazier, City Property Management gave the Management Report.

- A request for adult swim hours was brought to the Board's attention. A survey will be sent to owners requesting their input to approve or disapprove adult swim hours.
- By unanimous decision, the Board approved programmable thermostats and lock boxes to be installed in the clubhouse.

Old Business:

- Bike Rakes – Decision regarding storage of bikes under stairwells was tabled until next meeting.
- Maintenance Update:
 - The caulking of existing windows will not be done. Only windows damaged from rain storm will be caulked at this time.
 - Trees and bushes will be replaced as needed.
 - Two parking permits per unit will be provided to owners.
 - Repairs from March 11th rain damage scheduled for April 26, 27th, and 28th.
- Bus/Van Update: The Board of Directors will have confirmation of both titles within 45 days.

Correspondence:

- Bush and tree replacement per February 9, 2006 letter from unit #2112 will be addressed by City Property Management.

- By unanimous decision, the Board of Directors approved reserved parking signs on carport parking spaces.

Open Comments:

- Appreciation was given to the Holiday/Social Committee and Maintenance Committee for their work and dedication.
- Ted Albright has been hired on a temporary basis until a full time maintenance person is found.
- A request was made by an owner to place a sign on the spa listing age limit.

Adjournment:

The meeting was adjourned at 2:40 p.m. The next scheduled meeting will be Wednesday, May 17, 2007 at 1:00 p.m. in the clubhouse.

Respectfully submitted,

JoAnne Wentzloff
La Solana Condominiums Clubhouse Coordinator