

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
May 17, 2006 – 1:00 P.M.
Open Session**

Members of the Board:

Present: Ted Albright, Tony Luckock, Sarah Myers

Absent: Ken Greene, John Ellis

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 April 19, 2006 Minutes were approved.

Acceptance of Financials:

By unanimous decision, the April 28, 2006 Financials were approved.

Management Report:

Denise Frazier, City Property Management gave the Management Report.

- Palm trees will be cut first part of June.
- Trees will be replaced at Buildings #3, #6, and #7.
- Decca Southwest will install programmable locked thermostats in clubhouse. Temperature will be set between 77-78⁰ during the day and 85⁰ at night.
- Additional lighting will be installed behind Building #1.
- Two parking permit tags will be mailed to each owner.
- A survey regarding Adult Swim hours was mailed out. Results were close.
- We are in the process of disputing a coverage denial from Lawrence Roof Consultants and Arizona All Claims on behalf of our insurance carrier on the recent rain damage.

Old Business:

- By unanimous decision, the Board of Directors denied the request to house bikes or other personal property under the stairwells. Effective June 30, 2006, owners will be responsible for securing bikes either on their balcony or in the bike rakes behind the garage. The Board of Directors agreed to look at the possibility of including in the 2007 Budget the cost of purchasing additional bike rakes and/or a permanent storage structure for bikes behind the garage.
- By unanimous decision, the Board of Directors denied the request for adult swim hours. Per the outcome of the survey and the decision by the Board, the pool hours will remain the same.

- By unanimous decision, the Board of Directors approved signage to be made for the spa area restricting children less than 14 years of age from using the spa.

Maintenance Update:

- All fountains have been cleaned and filters installed.
- Light over barbeque area has been installed.
- Additional lighting will be installed behind Building #1 and in the area between the mailroom and clubhouse.
- Bus/Van update: Proper paperwork has been filed with the Motor Vehicles Division and titles to both vehicles should be forthcoming within 2-3 weeks.

New Business:

- Golf Cart Space
 - An Amendment to the Declaration of Condominiums and of Covenants, Conditions, Restriction and Easements for the Village at Sun City Grand Condominium known and marketed as La Solana Condominium at Sun City Grand along with a “Schedule A” will be recorded in the office of the Maricopa County Recorder office very shortly. A copy of the recorded documents will be mailed to each golf cart owner. It was noted that the golf cart space is transferred with the sale of the unit.
 - Owners are allowed to rent their golf cart spaces.
 - The CC& R’s will be reviewed by City Property Management and Ekmark & Ekmark, attorneys for La Solana, to verify whether or not gas operated golf carts are allowed to be parked in the unassigned parking spaces.
- A security door will be installed on the dumpster area within 6 weeks.
- The possibility of placing a park bench behind Building #2 will be reviewed by the maintenance department and installed, if warranted.
- The clubhouse will no longer be opened on Monday and Thursday evenings for Game Night due to lack of interest by the residents.

Adjournment:

The meeting was adjourned at 2:00 p.m. The next schedule meeting has not been determined at this time.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary