

**LSOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
Wednesday, October 18, 2006 – 1:00 P.M.
Open Session**

Members of the Board:

Present: Ted Albright, Ken Greene, Tony Luckock

Absent: John Ellis, Sara Myers

Also in attendance were:

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

Call Meeting to Order:

The meeting was called to order at 1:10 p.m.

Approval of May 17, 2006 Minutes:

By unanimous decision, the May 17, 2006 Minutes were approved.

Acceptance of Financials:

By unanimous decision, the August 31, 2006 Financials were approved. The 2007 Budget is in progress and should be completed by the end of December.

Maintenance Report:

Ted Albright, Board President gave an overview of the repairs and upgrades that were made throughout the complex during the summer.

- A request was made to residents to use heavy plastic trash bags at least 1.1 mil rather than the supermarket plastic bags. The Board agreed that failure to use the proper trash bags will result in the loss of a resident's trash being picked up.
- Bids have gone out to refurbish the roofs.
- 12 trees still need to be replaced.

Management Report:

Denise Frazier, Property Manager, City Property Management Company reported the following:

- The vote to amend Article V, Section 5.2 of the Association Bylaws passed overwhelming by the membership. This vote will 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.
- Golf cart addendums have been sent out and future purchases will be recorded with the Maricopa County Recorders office once a year. A copy of the recorded addendums will be sent to the purchaser at that time.

- Deadline is November 1st for voting of the equalization of assessments.
- A clarification of the transfer fee charged to a seller for the resale of property was given. The transfer fee is not imposed by the LaSolana Association, but rather by City Property Management and Sun City Grand Association.
- Solicitation for candidates for the Board will be sent to the membership in November.
- Carol Karr and Earl Lindquist have agreed to act as liaisons between La Solana and Sun City Grand.

Correspondence:

Denise Frazier, Property Manager provided the following answers to correspondence received at the City Property Management office:

- Percentage of La Solana investors - It was reported that at this time the percentage of investors is less than 15% of the total membership.
- Equalization of assessments - It was reported that the topic was discussed at the last Annual Homeowner's Meeting and throughout the year to the Property Manager at City Property Management, Board members, and clubhouse office personnel by several homeowners voicing their concerns as to when Board would take action and put the equalization of assessment to a vote.

Block Watch Update:

Jack Anderson, Block Watch Coordinator requested that residents call 911 if anyone notices suspicious activity around the complex. He further reported that LaSolana has five fire safety measures in place that may be of help in seeking lower insurance bids. They are: room sprinklers in each room; central alarm system; hard-wired individual smoke alarms in each unit; portable fire extinguishers in hallways; close proximity to fire station.

Adjournment:

The meeting was adjourned at 2:20 p.m.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary