

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
November 15, 2006 – 1:00 P.M.
Open Session**

Members of the Board:

Present: Ken Greene, Sarah Myers, Tony Luckock, Ted Albright

Absent: John Ellis

Also in attendance were:

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

Call Meeting to Order:

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

Approval of October 18, 2006 Minutes:

By unanimous decision, the October 18, 2006 Minutes were approved.

Acceptance of Financials:

By unanimous decision, the October 31, 2006 Financials was approved.

Management Report:

Denise Frazier, City Property Management gave the Management Report.

- The 2007 Budget was reviewed and ratified.
- The 2007 Monthly Assessment breakdown is as follows:
 - Tier 1 – Vista & Libra went from \$178.01 to \$181.47 (increase of \$3.46)
 - Tier 2 – Ventana went from \$225.48 to \$230.99 (increase of \$4.40)
 - Tier 3 – Mirada/Avistar went from \$246.91 to \$251.71 (increase of \$4.80)
 - Tier 4 – Grande went from \$270.78 to \$276.04 (increase of \$5.26)
- The Annual Board Meeting is schedule for February 16, 2007 at 2:00 p.m. at the Sun City Grand Chaparral Center (Pima Room).
- A contract has been signed with Land Corp at a cost of \$5,000 to clean the exterior and atrium windows in March and September.
- A Secret Santa Christmas Party will be held on December 20th at the clubhouse.
- Solicitation of candidate forms for the Board of Directors' has been mailed to the membership. A profile of each candidate will be sent out with the absentee ballots.

Old Business:

Bike Rakes:

- By unanimous decision, the Board approved placing bike rakes strategically throughout the complex. The option to build covered bike rake structures was disapproved.

- A decision was made to put a notice in the December newsletter reminding residents that bikes are not allowed to be chained or stored in car parking spaces or golf cart spaces.

New Business:

By unanimous decision, the Board has approved the purchase of metal luggage carts with rubber bumpers for each of the buildings.

Open Comments:

The issue of allowing real estate signs on the grounds of the complex was addressed and it was noted that placing such signs is prohibited per Article VIII, Section 7.11 of the Condominium By-laws.

Adjournment:

The meeting was adjourned at 2:10 p.m.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary