

**LA SOLANA CONDOMINIUM ASSOCIATION**  
**Board of Directors' Meeting**  
**January 17, 2007 – 1:00 P.M.**  
**Open Session**

**Members of the Board:**

Present: Ted Albright, John Ellis, Ken Green, Tony Luckock

**Also in attendance were:**

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

**Approved Agenda Items:**

The Board approved:

- Resignation of Sarah Myers from the Board of Directors
- Minutes from November 18, 2006 Board of Directors' Meeting
- Financials for November 31, 2006
- Purchase of theatre system
- Purchase of seven metal utility carts for the buildings
- Purchase of two vacuums/scrubbers for the building hallways

**Management Report:**

Denise Frazier, Property Manager, City Property Management Company presented the following Management Report:

- Annual Meeting scheduled for February 16, 2007 in the Pima Room at Sun City Grand Chaparral Center. Three Board positions will be vacant: Ted Albright, Ken Green, and Sarah Myers. Candidates running for the Board include: Ted Albright, Barb Becker, Jerry Gutman, Elisabeth Lietz, Bob Rector and Pauline Schroedel.
- Roof drains have been cleaned and reconstructed by Parker & Sons. Cost is approximately \$5,000 for all 7 buildings.
- The phone system billing is in the process of being reviewed and modified.
- Cox cable has been disconnected to the clubhouse; however, VHS and DVD are still accessible for the theatre system.

**Maintenance Report:**

Ted Albright, Maintenance Superintendent, reported on the progress on the work on the fountains and new equipment purchased.

**Old Business:**

Bike Racks – The Board approved new bike racks to be constructed in the cul-de-sac behind Building #4 and the parking lot at the south end of Building #6.

**New Business:**

Carol Karr, Unit 4207, representative for LaSolana at the Sun City Grand (SCG) Neighborhood Association meetings, presented an overview of the Sun City Grand Age Initiative Amendment and the CARE Fee Adjustment Amendment.

**Correspondence**

The following correspondence from residents was discussed:

- Letter regarding the ongoing problem with pigeon droppings on Buildings #5, #6, & #7. A request was made to the Board to research the cost of a solution to this problem.
- Letter requesting the following amendments be made to the Rules and Regulations: 1) A restriction to prohibit the use of liquid on patio balcony floors with a reminder to owners that the drains on the upper floor balconies are for the sole purpose of providing rain water run off only; 2) Prohibit pet doors to be installed in conjunction with sliding patio doors.

**Open Discussion:**

- Inappropriate use of Real Estate signs on premises
- Increasing purchase price for pool keys to \$20.00
- Problem with owners renting to people under 55 years of age

**Adjournment:**

The meeting was adjourned at 2:30 p.m.

Respectfully submitted,

JoAnne Wentzloff  
Recording Secretary