

**LA SOLANA CONDOMINIUM ASSOCIATION
2007 ANNUAL BOARD OF DIRECTORS MEETING
Sun City Grand Chaparral Center – Pima Room
Friday, the 16th day of February 2007
2:00 p.m.**

Open Session

Members of the Board

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

Also in attendance

Ron Anthony, Community Manager, City Property Management Company, JoAnne Wentzloff, Recording Secretary, numerous homeowners

Call to Order

As stated in the Association Bylaws, a quorum of three is needed for the Board of Directors to call a meeting. The established quorum was met with the presence of five members.

Meeting was called to order at 2:07 p.m.

Guest Speaker

Bill Sullivan, CAM Treasurer, presented an overview of the Sun City Grand Age Initiative Amendment and the CARE Fee Adjustment Amendment, and stressed the importance of the amendments being passed.

Introduction and Opening Comments

Ted Albright, President of the Board of Directors, introduced Ron Anthony, Community Manager of City Property Management. Ted Albright gave a brief overview of what the Board has accomplished this past year and addressed the following items approved by the Board: The selling of the buses, the purchase of a new theatre projector system and a sweeper/scrubber for the building hallways, and improving security around the complex.

Approve 2006 Annual Meeting Minutes

By unanimous decision, the Board of Directors approved the 2006 Annual Meeting Minutes.

Financial Report

Ron Anthony, Community Manager for City Property Management, presented the Financial Report for the year ending December 31, 2006.

By unanimous decision, the Board of Directors approved the Financials for the year-ending December 31, 2006.

Election

- Appointment of Inspectors – Ron Anthony requested volunteers from the membership to count and tally the ballots. Ross Bowman, Cynthia Fossey, and Art Love volunteered to count and tally the ballots.
- Nominations from the Floor – Ron Anthony requested nominations from the floor. There were no nominations from the floor. A motion to close

nominations was made. Motion was seconded and unanimously approved by the membership present.

- Introduction of Candidates - The following candidates gave a brief history: Ted Albright, Barbara Becker, Jerry Gutman, Elizabeth Lietz, Bob Rector, and Pauline Schroedel.
- Vote - The ballots were collected and vote counted and tallied.
- Result of Election – The following were elected to serve on the Board of Directors:

3-Year Term - Ted Albright
3-Year Term - Barbara Becker
1-Year Term - Bob Rector

Open Discussion

The following items were discussed:

- Response to a questionnaire to Board candidates compiled by homeowner, William Madouros, Unit 3308. Two questions were answered pertaining to whether or not there is a conflict with a Board member holding a paying position, and if there is a conflict with office personnel being related to a Board member. It was the consensus of the Board and membership that the manner in which the questionnaire was presented was inappropriate. Remaining questions on the questionnaire will be addressed at the March 20, 2007 Board Meeting.
- Update on the sale of the buses for \$8,000. The breakdown is as follows: \$7,500 for sale of the busses and \$500 reimbursement from the insurance company.
- Suggestion to the Board to peruse higher interest earnings on the Reserve Fund.
- Update on cool decking to be redone.
- Responsibility of homeowners or Association to maintain sprinkler heads in units. It was established that it is the responsibility of the homeowner.
- Request to have the medium opened for a left-hand turn onto Mountain View from the West End of Building #1. The Board will once again address this issue.
- Request for a job description for Denise Frazier, Property Manager, City Property Management Company.

Reconvene for Board Organization

The organization of the new Board will take place at the March 20, 2007 Board Meeting.

Adjournment

Motion was made and unanimously seconded by the membership present to adjourn the 2007 annual Meeting.

Meeting adjourned at 3:55 p.m.

Respectively Submitted by:

JoAnne Wentzloff
Recording Secretary