

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
Wednesday, October 17, 2007 – 1:00 P.M.**

Open Session

Members of the Board:

Present: Ted Albright, Barb Becker, John Ellis, Tony Luckcock, Bob Rector

Also in attendance were:

Representatives from City Property Management Company: Barbara Dummitt, Senior Manager, Lisa McDaniel, Community Manager, Jeanne Kuisle, Accounting Supervisor; and also present was JoAnne Wentzloff, La Solana Condominium Recording Secretary

Homeowner Questions:

- Elizabeth Lietz, Unit #7106 presented the Sun City Grande Neighborhood Association Update. A copy of her report is available in the clubhouse office.
- The following items were questioned and discussed:
 - Judy Lewis, Unit #2210 - termite treatment currently in place
 - Ken Chase, #5112 – timeframe for replacement of dead plants and trees
 - Ken Green, #5211 – security lights out on the grounds and in the electrical storage areas of the buildings
 - Russ Anderson, #2112 - timeframe for painting of the buildings

Approval of Minutes:

Approval of the October 10, 2007 Open Meeting Minutes and May 16, 2007 Board Minutes was tabled until the next Board of Directors' Meeting to allow Board members time to review them.

Review of Association's Finances:

- Lisa McDaniel, Community Manager, City Property Management presented the Treasurer's Report. By unanimous decision, the Board approved the Financials for May, June, July, and August. September's financial statement was tabled until November so Board can review.
- The 2008 Budget was reviewed. By unanimous decision, the Board approved the 2008 Budget with the following change: The savings on the telephone line item will be reallocated to the Keys/Gate Closure line item for the elevator re-keying project. The overall budget will remain the same. The following is the proposed assessment breakdown: Tier 1 (Vista & Libra) - \$132.12; Tier 2 (Ventana) - \$168.09; Tier 3 (Mirada/Avistar) - \$183.26; and Tier 4 (Grande) - \$200.97. The Sun City Grand fee is an additional fee and is not reflected in the above figures.
- President, Barb Becker, signed the presented year-end Resolution which included the engagement of year-end Audit, the filing of year-end Tax Returns, an increase in Management Fees to \$3,114.72, and a Management Contract Amendment to add a \$1.00 charge per photograph documented and stored electronically for future enforcement proof.

Management Report:

- Reserve Study – Reserve Data Analysis submitted a bid to update the LaSolana Reserve Study. By unanimous decision, the Board approved a full site inspection at a cost of \$900.00.
- Insurance Policy – The current insurance policy expires January 26, 2008. New bids are being accepted.
- Pool – A bid was received from AllBrite Pool & Spa for \$7,024.00 to purchase heat pumps. By unanimous decision, the Board tabled the purchase of the heat pumps until a later date.
- Rekeying of elevator locks – By unanimous decision, the Board approved the bid to ThyssenKrupp Elevator to install two (28) ASFS key switches in all buildings at a cost of \$7,937.00. It was noted that the key switches will be state mandatory by 2008 and designed to allow easier access for the Fire Department.

Old Business:

- Clubhouse Hours of Operation – Decision on keeping the clubhouse open on weekends was tabled until the next Board meeting.
- Equalization of Assessments – Ken Chase, #5112 requested the Board to re-address the issue of Equalization of Assessments. By unanimous decision, the Board agreed to allow homeowners the opportunity to present their side of the issue at subsequent Board meetings. Information on each side of the issue will be presented in written form to homeowners with sufficient time allowed for a new vote.
- Rules & Regulations - By unanimous decision, the Board approved the following changes to the LaSolana Condominium at Sun City Grand Rules and Regulations dated May 16, 2007:
 - Article III, Section B, Item #6 (coffee and cookies to be served in the Library, etc.).
 - Article III, Section B, Item #7 (each club must register with the clubhouse office to establish a day, room location, and time, etc.).
- The decision to change Article III, Section B, Item #2 (close of clubhouse on weekends) was tabled until the next Board of Directors Meeting.

New Business:

The Board approved the following:

- A \$500.00 expenditure towards the cost of the Thanksgiving Dinner for 100 people. Residents attending will pay \$5.00 per person towards the cost of the dinner.
- A \$350.00 expenditure for the annual Holiday party sponsored by City Property Management and Office Coordinators.
- Acceptance of resignation of Ted Albright from the Board of Directors.
- Approval of the appointment of John Hall III to the Board of Directors (term expiring February 2010).
- By a 4-1 vote the Board approved to leave the bulletin board policy as is.

Dryer Vent Update – John Ellis presented information on importance of annual cleaning of dryer vents and costs by various other companies.

Adjournment:

The meeting was adjourned at 2:30 p.m. The next Board of Directors' Meeting will be held on Wednesday, November 14, 2007.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary