

LaSolana Condominium Association
Summary of Annual Meeting
SCG Chaparral Center – Pima Room
February 13, 2008 – 1:00 p.m.

Present

Board Members: Barbara Becker, John Ellis, Tony Luckock, Bob Rector, Pauline Schroedel.
Also in attendance: City Property Community Manager, Lisa McDaniel and Recording Secretary, JoAnne Wentzloff.

Call to Order

The established quorum was met with the presence of five members.

Approve 2007 Annual Meeting Minutes

By unanimous decision, the Board of Directors approved the 2007 Annual Meeting Minutes.

Treasurer's Report

John Ellis, Board Treasurer presented the December 31, 2007 Financial Summary.

Election

- Acceptance of resignation of Tony Luckock as a member of the Board of Directors (term expiring February 2009).
- Bob Rector, Member at Large, was thanked for his work this past year on the Board (term expiring February 2008).
- Appointment of Inspectors – A request was made to the membership for volunteers to count and tally ballots. The Inspectors were: Annette Bergen, Carol Karr, Gary Welch, and Margaret White.
- Nominations From the Floor – Nominations from the floor were requested. No nominations were made.
- Introduction of Candidates – The new Board candidates were introduced: Barbara Magnusson and Elaine Hall. Barbara Magnusson gave a brief personal history. Elaine Hall was unable to attend the meeting.
- Vote Results – Approval of Barbara Magnusson and Elaine Hall to a 3-year term to the Board of Directors effective February 13, 2008.

Management Report

Lisa McDaniels, Community Manager reported on the following: Landscape, Colonnade update, telephone audit, vendor contracts and the cancellation of the contract with ThyssenKrupp Elevator and new contract awarded to Arizona Elevator.

Amendment Ballot

- Equalization of Assessments – This vote has been indefinitely postponed due to the inability to obtain 100% homeowner approval. It has been confirmed by the Association's attorney that this Amendment proposition could be considered a non-uniform amendment under Arizona law because the proposed amendment would benefit some Unit Owners, to the detriment of other Unit Owners. As a non-uniform amendment, the proposed amendment would require the approval of one hundred (100%) of the Unit Owners rather than the 67% required for most other Amendments.

- Delinquency Date – The proposed Amendment to the CC&R's to change the delinquency date for assessments from the 30th of the month to the 15th of the month did not pass. The vote was 125 in favor and 23 against. In order to pass, the association needed 67% of all units in favor of the change.

Homeowner Opinion Forum

The Board of Directors will take under consideration the results of the Homeowner Opinion Forum pertaining to the clubhouse use on weekends and the For Sale/Rent cards on bulletin board in making their decision. The Board will announce their decision at the next Board of Directors meeting.

Open Discussion

The following topics were discussed:

- Water Savings - A suggestion was made to place a water saving device on the sprinkler system to stop the activation of watering the grounds when it is raining.
- Elevators: A request was made that improvements be made to the look of the inside of the elevators.
- Semi-Public Pool Regulations - It was noted that the Maricopa County Environmental Health Code Section 7, Regulation 3A requires that walkways shall be continuous, unobstructed and at least four (4) feet wide. Homeowners were asked to adhere to this regulation.
- Car Damage - Several tips were provided to deal with the ongoing problem of rabbits and mice eating wires under the cars.
- Pool Area – The Board will take under consideration a suggestion to remove the grass in the pool area and replace it with concrete to be used for additional seating.
- Window Cleaning Update - Windows are scheduled to be cleaned the week of February 17th.
- Pool Signage - A request was made to install signs regulating how close chairs can be from the edge of the pool. The Board will take this under consideration.
- Art Donation – Artist, Barbara Bowman, #3207 offered to raffle off a piece of original artwork. Proceeds from the raffle could be used at the Boards discretion to help pay for additional pool furniture.
- Capacity Signage - A request was made to place capacity limit signs inside the clubhouse and pool area. The Board will take this under consideration.
- Newsletters - will be mailed out to homeowners on a quarterly basis.
- Website: Possibility of a website for LaSolana is being reviewed and bids secured.
- Interest on Reserve Fund - It was noted, that several months ago funds were placed in higher interest bearing accounts as previously requested.
- Tile/Wood Floor Noise - Several residents complained of loud noise in their units resulting from people walking on tiled and wood floors. A reminder will be placed in the newsletter addressing this issue.

Adjournment

The meeting was adjourned at 2:35 p.m.

Respectively Submitted by:

JoAnne Wentzloff
Recording Secretary