

LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 21, 2009 – 11:00 p.m.
Open Session

Members of the Board:

Present: Barbara Becker (President), John Ellis (Treasurer), Elaine Hall (Member at Large), Barbara Magnusson (Secretary), Pauline Schroedel (Vice President)

Also in attendance were:

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

Speakers:

Michael Brizuela, Premier Commercial Painting, Ken Miceli, Advanced Painting

Homeowner Questions and Topics Discussed:

- a. Benefit of cell towers. Dick Morrisett, #6 312 agreed to research the possibility of LaSolana being a site location for a cell tower.
- b. For Rent and For Sale reports
- c. Lack of maintenance of flowerbeds
- d. Grandchildren Visitation – clarification was given as to the difference between occupying the unit and visiting.

Board Approved the following:

- a) Minutes from the November 19, 2008 Board of Directors Meeting, with correction of the date January 16, to January 21, 2008 under the Painting Bid section
- b) Financials for November 2008. December 2008 financials will not be reviewed or approved until the March Board of Directors meeting
- c) Approval to hold Game Night on the 1st and 3rd Thursday of each month through April from 7:00 – 9:00 p.m., provided a volunteer monitor is on duty to be responsible for opening and closing the clubhouse
- d) Authorizing management to redeem to CDs in the middle of February in the amount of \$188,593.45 to aid in the payment of capital improvement projects
- e) Acceptance of bid from Native Suns in the amount of \$1,700.00 to shave 17 pine trees throughout the property to remove the branches from the windows, buildings and roof tiles
- f) Acceptance of bid from Native Suns in the amount of \$900.00 to trim trees along Mountain View Boulevard to help protect and better visibility of the new banners
- g) Acceptance of painting proposal from Premier Commercial Painting for \$185,000 to paint all of the buildings and additional items included in the Paint Specs provided by Frazee Paint

- h) Acceptance of bid from Cactus Asphalt for \$14,441.61 to resurface the streets. Management will check with Cactus Asphalt to see if bid will remain the same, if work is delayed until Board members have time to walk the property to determine extent of work necessary
- i) Authorizing management to renew the insurance contract with LaBarre/Oksnee Insurance Agency for \$31,155 with Option #3 payment plan
- j) The purchase of replacement parts package from Simplex/Grinnell at a cost of \$1,300.05 as the fire alarm system is obsolete and parts will no longer be available once inventory is sold
- k) Authorizing management to seek bids from profession roof consultants to review the status of the roofs.

Other items discussed:

- Retention Basin Status (Colonnade update) – drawings are complete and awaiting approval from Roskamp as to when the work on the retention basin project can begin
- Painting of interior unit doors. – Management will check with Premier Painting to see if the painting of the unit doors is included in the contract bid. If not, Premier Painting will be asked to provide a quote for homeowners to pay Premier Painting directly to have their doors painted
- Insurance claims – Management provided an update on the rain damage incurred on December 16, 2008 to units: #4104, #4204, #4304 and #6303
- Management will request a proposal from Native Suns to trim all remaining trees on the property that are not already included in the previous tree bids.
- Management provided an update on the status and cost of the recent telephone/elevator line and fire alarm system repairs
- Management discussed the notification of our annual contract price adjustment from Arizona Elevator Solutions, - rate will go up from \$2,140.0 per month to \$2,261.98 per month
- Landscape Committee – Members of the committee agreed to attend a SCG Garden Meeting to obtain expertise on what plants and flowers are most suitable to this climate

Adjournment

The meeting was adjourned at 1:45 p.m. The next scheduled meeting is Wednesday, March 18, 2009 at 11:00 p.m. in the clubhouse.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary