

LÀ SOLANA CONDOMINIUM ASSOCIATION
2009 Annual Board of Directors Meeting
Sun City Grand Chaparral Center – Pima Room
Wednesday, February 11, 2009
11:00 a.m.

Open Session

Members of the Board:

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

Also in attendance were:

Lisa McDaniel, Community Manager, City Property Management Company; Andrea Johnson, Community Manager, City Property Management; Ron Anthony, District Supervisor, City Property Management Company; Valencia Melendez, Association Coordinator, City Property Management; Judy Goulbourne, LáSolana Office Coordinator; and JoAnne Wentzloff, Recording Secretary

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 11:07 a.m.

Introduction and Opening Comments

Lisa McDaniel, Community Manager announced her termination with City Property Management. Andrea Johnson was introduced as our new Community Manager. Lisa gave the status of the painting bids, resurfacing of streets, and trimming of trees on property.

Approve 2008 Annual Meeting Minutes

The 2008 Annual Meeting Minutes were mailed to the membership prior to the meeting. No changes were noted and the Minutes were approved.

Financial Report

John Ellis, Treasurer, presented the Financial Report for the year ending December 31, 2008. The Board will approve the November 2008 and December 31, 2008 Financials at the next Board of Directors Meeting on Wednesday, March 18, 2009.

Election

- Appointment of Inspectors - Lisa McDaniel requested volunteers from the membership to count and tally the ballots. Ross Bowman, Unit #3207 and Gary Welch, Unit #2102 volunteered for the assignment.
- Nominations from the Floor – Lisa McDaniel requested nominations from the floor. There were no nominations made and a motion was made to close the nominations. Motion was seconded and approved by the membership.

- Introduction of Candidates – The two candidates running were John Ellis and Ken Marks. John Ellis gave a brief personal history. Ken Marks was absent from the meeting.
- Vote Results – John Ellis was approved to a 3-year term expiring in 2012.

Open Discussion

The following topics were discussed:

- Cell Towers – Update was provided by Dick Morrissett, Unit #6312. Board of Directors granted Dick Morrissett permission to further investigate the placement of cell towers at LáSolana
- Use of cell phones at pool and in the clubhouse
- Speed bumps
- Feasibility of opening the medium on Mountain View to allow a left turn access onto the street from the driveway at the west end of Building #1. Annette Bergan, Unit #6201 agreed to write up a petition to be placed in the clubhouse office for signatures. The petition will then be taken to the City of Surprise for possible action.
- Process of payables by management company
- Posting of Board Minutes
- Maintenance Schedule for cleaning of building hallways
- Newsletter – membership was reminded that the newsletter would continue on a quarterly basis. Copies will be available on the website, in the clubhouse and only mailed to owners upon request
- Foreclosures
- Request to seek new bids for landscape and for the replacement of City Property Management Company
- Update on recent rain damage in Bldg. #4 and Bldg. #6
- Insurance Coverage
- Roof Consulting Bids
- Roof Drains

Other

Lillian Koch, #2210 was the winner of the original watercolor painting donated by Barbara Bowman, Unit #3207.

Adjournment

The meeting was adjourned at 12:15p.m. The next scheduled Board of Directors Meeting is Wednesday, March 18, 2009 at 11:00 a.m. in the clubhouse.

Respectfully submitted by,

JoAnne Wentzloff
Recording Secretary