

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 15, 2009 – 10:00 a.m.  
Open Session**

**Members of the Board:**

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

**Also in attendance were:**

Andrea (Ande) Huntley, Community Manager, City Property Management Company,  
JoAnne Wentzloff, Recording Secretary

**Speakers:**

- Cherie Czaplicki, Master Gardner SCG gave a brief summary and suggestions on amending the condition of the front flower beds and other plant and tree issues
- Adrienne Speas, Attorney for Ekmark & Ekmark answered questions from the membership and provided legal counsel to the Board of Directors

**Board Approved the following:**

- Minutes of the March 18, 2009 Board of Directors meeting
- Financials for February 2009 and March 2009
- Reconfirmation of the Board Officers: Pauline Schroedel, President; Barbara Becker, Vice President; John Ellis, Treasurer; Barbara Magnusson, Secretary; Elaine Hall, Member at Large
- Acceptance of bid for \$2,341.06 from Pirate Pool Service to install the SVRS Intelliflow Pump for the pool and spa in compliance with the Virginia Graeme Baker Pool & Spa Safety Act of 2007
- Acceptance of the proposal from John Hall, #6309 to research various options to improve the website and provide the board with recommended policies and procedures at the October Board Meeting
- Acceptance of the proposed procedures for the website from Ande Huntley, Community Manager
- Architectural Submittal from Unit #4307 for a retractable screen door
- Authorized management to purchase a membership to the West Valley Homeowner Association (WHOA) at an annual cost of \$75.00

**Landscape & Pest Control**

- Landscape Bids – Companies submitting bids will be requested to make a presentation at the May Board meeting
- Pest Control Bids – A representative from each pest control company submitting a bid will be asked to provide additional information on the Termidor treatment at the May Board meeting

### **Old Business**

- Dick Morrisett, #6312 gave an update on the possibility of cell towers at LaSolana

### **New Business**

- Elaine Hall gave the Roundtable Report
- Barb Magnusson gave the Neighborhood Sun City Grand Report
- Ande Huntley, City Property Management reported on a tour with Parker & Sons, fire inspection, purchases, painting project, bids and proposals
- Volunteer Thank You's – The Board thanked several residents for their volunteer efforts throughout the past several months
- Ted Albright gave the Maintenance Report

### **Homeowner Questions**

- Proper Procedure for closed meetings
- Management Services – Annette Bergan, #6201 will research management bids and will report findings at the October 2009 Board Meeting
- Advantages of using cell phones for 911 emergency calls
- Board thank you

### **Other Items Discussed**

- Association's liability for not providing back up lighting in all the buildings. Management will research the Association's responsibility
- The request for installation of corded 911 emergency phone in the pool area and lighting installed by public parking area near entry wall was tabled until the May Board Meeting to allow time for additional research

### **Adjournment**

The meeting was adjourned at 12:15 p.m.

Respectfully submitted,

JoAnne Wentzloff  
Recording Secretary