

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 20, 2009 – 10:00 a.m.
Open Session**

Members of the Board

Present: Pauline Schroedel, President; Barbara Becker, Vice President; Barbara Magnusson, Secretary

Absent: John Ellis, Treasurer; Elaine Hall, Member at Large

Call to Order

As stated in the Association Bylaws, a quorum of three is needed for the Board of Directors to call a meeting. Three members were present which established a quorum.

Also in attendance were

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

Speakers

The following speakers were present: Sabra Thornburg, Atomic Pest Control; Aaron Eubank, Titan Pest Control; Steve O'Donald, Gothic Landscape; Ferrando Torres, Pure Green Landscape; John Moreno, Arizona Rainfall; Danny Marchiafava, Damian Landscaping Service; Justin King, Triscapa; and Phil Dounelis, Electrical Contracting & Communications Company

Board Approved the Following

- Minutes of the April 15, 2009 Board of Directors Meeting
- Financials for April 2009

It was noted that the Premier Commercial Painting was awarded the bid for \$185,000 at the January 21, 2009 Board of Directors Meeting. At the March 18, 2009 Board Meeting, it was reported that Premier Commercial Painting lowered their bid from \$185,000 to \$172,400. Funds will be transferred from the Reserve Fund into the Operating Account and payments will be made after the painting of each building is completed and approved by a Board member and Ted Albright, Maintenance Superintendent.

It was also noted that Cactus Asphalt was awarded the bid at the March 18, 2009 Board of Directors Meeting. The exact cost to be determined by start of the project with the funds transferred from the Reserve Fund into the Operating Account and payment made upon completion of the project.

Management Report

Andrea Huntley, Community Manager reported on clubhouse carpet cleaning, on-site tour of property, landscape and pest control bids, status of resolution for damage to Unit #4202, and painting project

Maintenance Report

Ted Albright, Maintenance Superintendent reported on trash pickup, lighting, painting of elevator doors, and window cleaning.

Sun City Grand Neighborhood Rep Report

Barbara Magnusson, Board Secretary presented the report, which included: United Blood Services need for blood, Sun City Grand crime update, door to door solicitation, vendor referrals, and grasshoppers, etc.

New Business

- A. Proposals** – The proposal for the landscape and pest control will be tabled until additional bid information is received. The bid for the electrical lighting in the stairwells was tabled until the October 2009 Board Meeting.
- B. Proposed Changes to Rules and Regulations** - The proposed changes to the Rules and Regulations dated July 1, 2008 was tabled until the October Board Meeting.
- C. Proposed Party** - Tabled until the October Board Meeting.
- D. Reimbursement for Table & Chairs** - Tabled until the October Board Meeting

Other:

- **Website Solution Worksheet** – The Board declined to respond to this request as permission was already granted at the April 15, 2009 for John Hall to do the research on various options to improve the website and provide the board with such findings at the October Board Meeting.
- **Landscape Committee Mission Statement** – The Board agreed to submit the Mission Statement to whatever landscape company is awarded the bid.
- Various information materials were given to the Board in their packets for review.
- Knute Hamre, Unit #5212 donated a Hoover upright vacuum sweeper with attachments for use in the clubhouse.

Old Business

- A. 911 Phone Proposal** – It was discussed that the Police Department does not have a 911 phone line for the use by the pool and it would be the responsibility of the association to purchase a regular phone line service for this purpose. No action was taken by the Board.

Adjournment

The meeting was adjourned at 11:35 A.M.

Respectfully submitted,

JoAnne Wentzloff