

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 21, 2009 – 10:00 a.m.
Open Session**

Members of the Board

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

Also in attendance were

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

Approval of Minutes

The Minutes of the May 20, 2009 and July 10, 2009 Board of Directors meeting were approved by a 4 -1 vote, with Elaine Hall giving the no vote.

Financial Report

- The Financials for May, June, July, August, and September 2009 were approved by a 4-1 vote, with Elaine Hall giving the no vote.
- The 2010 Budget was approved by a 4 -1 vote, with Elaine Hall giving the no vote. The 2010 assessments are as follows:
 - Tier 1 - \$210.03 (6% increase or \$12.06)
 - Tier 2 - \$267.86 (7% increase or \$17.79)
 - Tier 3 - \$292.28 (7% increase or \$20.21)
 - Tier 4 - \$320.73 (8% increase or \$23.03)
- By unanimous decision, the Board approved RAD Company to do a compilation of the Association accounting records at a cost of \$500 - \$1,000.

Management & Maintenance Report

Ande Huntley, Community Manager gave the Management Report. Ted Albright, Maintenance Superintendent gave the Maintenance Report.

SCG Neighborhood Rep Report

Barb Magnusson gave the Sun City Grand Representative Report.

New Business

- Proposal from RDA for new RDA Study – A decision was made by the Board not to do anything at this time.
- Window Washing Bids - A contract was awarded to Land Corp for \$4,100.
- The Board approved a motion by Elaine Hall, Member at Large, to request City Property to investigate the possibility of allowing LaSolana owners to opt out of hard copy delivery, by US Mail, of monthly bills, notices and other documents permitted by appropriate federal regulations, in favor of receiving such notices, monthly invoices and other material delivered directly to the owners email account.
- A motion by Elaine Hall, Member at Large, to request the Board to appoint a five member Finance Committee was not seconded.
- A motion by Elaine Hall, Member at Large, to request the Board ask City Property Management to seek other competent legal counsel to represent LaSolana was not seconded.

- Christmas Lights - A request by John Hall, Unit #6309 to have City Property obtain bids for Christmas lights in the center median from mid-November to mid-January was declined. The Board agreed to allow Mr. Hall to seek bids/warranty and report findings at the November Board meeting. The Board reminded Mr. Hall that the approved company would have to be insured and bonded.
- The Security Fire System Bid, Elevator Maintenance Agreement and Recycling Proposal were provided to the Board for informational purposes only.

Old Business

- Report on Management Company findings from Annette Bergan, Unit #6201 – Ms. Bergan requested Board approve a committee to research and interview for a new management company. The Board declined the request at this time and membership was asked to submit in writing (name, phone and unit number) concerns or issues they have with current Management Company. The Board will review the issues and determine whether or not to proceed with Ms. Bergan’s request.
- Replacement of window request – By unanimous decision, the Board denied the request for reimbursement of window replacement for Unit #3309.
- Table and Chair Purchase Reimbursement – By unanimous decision, the Board agreed to reimburse Russ Anderson, Unit # 2112 for the purchase of a game table and chairs for the clubhouse at a cost of \$222.09.
- John Hall, Unit #6309 reported to the Board that he would like to table his web site update report pending approval of a new management company.

Other Items Discussed

- Association liability for not providing back up lighting in buildings. The Board reported that the Association is not liable for providing such lighting and no further action was taken.
- Speed Bumps – The decision to install speed bumps in the community was tabled until the November Board meeting.
- 911 phone installed in pool area. The Board reported that this is not feasible. No further action was taken.
- Replacement of grass with concrete in the pool area was tabled until a later date.
- Replacement of chair cushions in pool area was tabled until a later date.
- La Solana/Sun City Grand Partnership - John Hall, Unit #6309, gave a brief report on whether or not La Solana is part of SCG. The Board agreed to have City Property look into the matter and instructed Mr. Hall to request SCG forward all future correspondence to City Property Management.
- New Dial-A-Ride Program
- Primm Casino, Nevada trip update
- We Care Program
- Roundtable Upcoming Meeting Date – November 4, 2009 from 6:30 – 8:00 p.m. at City Hall
- Real Estate Market Update

Adjournment

The meeting was adjourned at 12:32 p.m.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary