

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
January 20, 2010 – 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

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

Speakers

John Clemens and Luis Aguilar from Gothic Landscape gave a landscape update and answered questions from the Board and membership. The Board requested quotes for tree trimming.

Approval of Minutes

By a 4-1 vote the November 18, 2010 Board Minutes were approved. Elaine Hall gave the “no” vote. Elaine Hall questioned the accuracy of the Minutes with reference to a personnel issue. The Board acknowledged that the Minutes were correct as stated.

Financial Report

By unanimous decision, the Board approved the November 2009 Financials.

Management & Maintenance Report

Ted Albright, Maintenance Superintendent gave the Maintenance Report.

Ande Huntley, Community Manager gave the Management Report.

- A request was made to Ande to provide the Board with the costs to the Association for late fees on payables. Ande will provide the information at the next Board meeting.
- Announcement was made that Mike Donovan has been hired full-time to replace Paul Vetere in maintenance.
- The Board agreed to allow City Property to obtain a land survey to potentially acquire the land in back of the property currently owned by Colonnade and to authorize Ekmark and Ekmark to review the documents and resolve the matter.

SCG Neighborhood Rep Report

Barbara Magnusson stated there was nothing new to report.

New Business

- The addition of new rules to the current Rules and Regulations dated July 1, 2008 was tabled until the March Board meeting.
- Social Committee Report – Ann Ward presented the Social report. A schedule of proposed social activities was provided to the Board for approval. The Board approved the following:
 - 1) The proposed activity schedule.
 - 2) Access to the clubhouse and phone room for the Pool Socials and Game Night providing a social committee coordinator is present.

- 3) To allow members to bring snacks and beverage in the clubhouse on Game Night on a trial basis.

Old Business

- Pool Signs – Tabled until March Board Meeting.
- Rooftop Consultant Proposal – The Board agreed to table this item until additional information from City Property and Charlie Miller of Rooftop Consultants is reviewed.
- Bid/Proposals
 - Pool Sign - Decision to purchase pool signs was tabled until the March Board meeting.
 - Wall Repair – Ande Huntley informed the Board and membership that the Police Department is not responsible for the repair of the damaged wall behind Bldg. #7 because the officer was in pursuit of an alleged suspect. Ande will confirm with legal to see if the Police Department holds no responsibility. The Board agreed to postpone approval of the wall repair bid until Ted Albright reviewed each proposal.

Miscellaneous

- Information from City of Surprise was distributed to the Board for information only.
- Umbrella Standard - A suggestion was made that the Board make a rule that all umbrellas are one color. This item was tabled until the March Board meeting.
- Alarm Certificate – Ande reported that a copy of the Alarm Certificate is on file in the clubhouse office.
- Suggested budget considerations from John Hall, Unit #6309 were discussed at length and no action was taken at this time.
- Board approved City Property to research for an attorney to review the legality of Association documents pertaining to the voting rights of LaSolana membership at SCG.
- Elaine Hall announced the date for next WHOA luncheon was Thursday, January 22, 2010 and encouraged Board members and membership to attend.

Adjournment

The meeting was adjourned at 12:40 p.m.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary