

LA SOLANA CONDOMINIUM ASSOCIATION
2010 Annual Board of Directors Meeting
Sun City Grand – Palo Verde Room at the Sonoran Plaza
Wednesday, February 17, 2010
10:00 a.m.

Open Session

Call Meeting to Order

The meeting was called to order at 10:10 a.m.

As stated in the Association Bylaws, a quorum of three Board members is needed for the Board of Directors to call a meeting. The established quorum was met with the presence of four members.

Introductions and Opening Comments

Barbara Dummitt gave the opening comments and encouraged any member interested in serving on the 2011 Nomination Committee to register on the sign-up sheet in the back of the meeting room or to contact City Property directly.

Board Members Present: Pauline Schroedel, President; Barbara Becker, Vice President; Barbara Magnusson, Secretary; Elaine Hall, Member at Large

Also in attendance were:

Barbara Dummitt, Director of Management, City Property Management Company; Jeanne Kuisle, Accounting Supervisor, City Property Management; Ron Anthony, District Supervisor, City Property Management Company; Valencia Melendez, Association Coordinator, City Property Management; Judy Goulbourne, LaSolana Office Coordinator; and JoAnne Wentzloff, Recording Secretary

Financial Report

Jeanne Kuisle presented the financial Report for the year ending December 31, 2009. The Board will approve the January 2010 Financials at the March 17, 2010 Board Meeting.

Appointment of Inspectors

Barbara Dummitt requested two volunteers from the membership to count and tally the ballots. Lillian Koch, Unit #2110 and Dick Morrissett, Unit 6312 volunteered for the assignment.

Election

- Nominations from the Floor – Barbara Dummitt 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 – Barb Dummitt presented the Board candidates: Polly Schroedel, Barb Becker, Ann Ward, Russ Anderson, Ken Marks. Each candidate provided a personal history.
- Vote – The ballots were counted and tallied.
- Result of Election
 - The 2009 Annual Meeting Minutes were approved with noted corrections.
 - Approval of Officers:
 - Ann Ward (3-year term - expiring February 2013)
 - Russ Anderson (3-year term - expiring February 2013)
 - Ken Marks (2-year term - expiring February 2012 to fill out the remaining term recently vacated by John Ellis)

Open Discussion

The following items were discussed:

- Communication Sent to Owners Via Email from LaSolana Resident
- Working Capital Fee
- Reserve Fund
- Status of Painting Raffle Fund
- Cost Savings
- Capital Savings Investment Plan (20-Year Reserve Study)
- Percentage of Investor Occupancy
- Responsibility of Management Company/Board/Owners
- Secret Ballot
- Congratulations to the Board
- Delinquent Assessments
- Economic Advantage of Changing Water Billing Procedure
- Question of Conflict of Interest
- Landscape
- Penalty for Breach of Oath of Office

Adjournment

The meeting was adjourned at 11:40 a.m.

Barbara Dummitt announced a brief Organizational Board Meeting would be held immediately following the Annual Meeting to nominate officers.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary