

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 17, 2010 – 10:00 a.m.**

**Open Session**

**Call Meeting to Order**

The Board of Directors Meeting was called to Order at 10:00 a.m.

**Present**

Board Members: Ann Ward, President; Elaine Hall, Vice President; Ken Marks, Treasurer; Russ Anderson, Member at Large.

Also in Attendance: Brad Schaeffer, Community Manager, City Property Management Company; JoAnne Wentzloff, Recording Secretary

**Recognition of former Board Members and Community Volunteers**

Ann Ward announced the following:

1. Board members introduced themselves
2. Our new community manager is Brad Schaeffer, City Property Management
3. Our new maintenance person is Mike Donovan
4. Resignation of Ted Albright, Maintenance Superintendent effective March 3, 2010
5. Resignation of Barbara Magnusson as a member of the Board effective February 17, 2010
6. Recognition and thank you to past Board members, community volunteers and Ted and Julie Albright for their hard work and dedication to the community

**Chain of Command**

Ann Ward announced the Board President would be the point person from the Board members to the community manager and to LaSolana staff from the Board.

**Approval of Minutes**

By unanimous decision, the February 17, 2010 Organizational Board Minutes and January 20, 2010 Board Minutes were approved.

**Management & Maintenance Report**

Brad Schaeffer, Community Manager provided a brief personal background and reported on community and administrative items. Mike Donovan gave the Maintenance Report.

**Financial Report**

Ken Marks, Treasurer presented a detailed Treasurer's Report for the month of January. By unanimous decision, the Board approved the January Financials.

**Board and Committee Reports**

By unanimous decision, the Board approved the appointment of Barbara Magnusson as the SCG Neighborhood Representative and Earl Lindquist as the Alternate Representative effective March 17, 2010 (term to expire March 2011). Earl Lindquist presented the SCG Neighborhood Representative Report.

**Old Business**

Boundary Survey – Brad Schaeffer reported on the boundary issue behind Building #5. Brad will do more research to determine if Colonnade or La Solana is already in possession of a land survey that would determine land ownership. The Board tabled the acceptance of a contract from DEI Professional Services for \$2,850.00 to provide a boundary survey until more information is forthcoming at the April Board meeting.

### **New Business**

- Charlie Miller, Rooftop Consultants presented an overview of his company's services. By unanimous decision, the Board approved the contract with Rooftop Consultants for \$2,800 to provide a detailed evaluation/proposed recommendation on the condition of the roof areas.
- A decision was made by the Board to table the bid from Roof USA for \$5,675 to repair the flat roof area over unit 6303, until the Board has reviewed the roof evaluation from Rooftop Consultants.
- Water Meters Information – Brad Schaeffer gave an explanation on the water meter billing and reported the feasibility to have Arizona American Water Company direct bill LaSolana owners was cost prohibitive. Brad will continue to research the meter issue.
- Collection Policy – Brad Schaeffer explained the current collection policy procedures and the advantages of having a standard Collection Policy program. By unanimous decision, the Board approved a Standard Collection Policy program for LaSolana.
- Future Town Hall Meetings – Russ Anderson gave a brief report on the purpose and benefits of holding Town Hall meetings. The Board agreed to hold the first Town Hall Meeting on Thursday, March 25, 2010 at 7:00 p.m. in the clubhouse. If successful, future meetings will be planned.
- Board Appointment – Ann Ward introduced Bob Rector and Dick Morrissett as the two candidates to fill the vacant position on the Board held by Barbara Magnusson. Bob Rector and Dick Morrissett gave a brief background. The Board voted by secret ballot. Vote Results: Dick Morrissett was approved as a member of the Board of Directors effective March 17, 2010 with term expiring February 2011.
- Architectural Request – By unanimous decision, the Board approved the third sample (brown) on an architectural request from Unit #7310 for a pull down sunscreen.
- President's Roundtable – Elaine Hall reported on the Presidents Roundtable held on February 25, 2010. Membership was encouraged to complete the census questionnaire.
- West Valley Homeowner Associations (WVHOA) Report – Elaine Hall explained the primary goal of the WVHOA and provided upcoming meeting dates.
- Front Door Signage – A decision on this item was tabled until the April Board Meeting.

### **Open Comments from Membership**

- Water covering water spigot – irrigation control
- Recognition of Ted Albright's service to the community
- Congratulations to Mike Donovan on good job performance
- Suggestion on keeping building door windows clean
- Suggestion to owner/investor to provide detailed info to renters upon arrival
- Trash separation

### **Adjournment**

The meeting was adjourned at 12:25p.m. The next Board of Directors Meeting will be held on Wednesday, April 14, 2010 at 10:00 a.m. in the clubhouse.

Respectfully submitted,

JoAnne Wentzloff  
Recording Secretary