

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 14, 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 (via telephone conference); Ken Marks, Treasurer; Dick Morrisett, Secretary; Russ Anderson, Member at Large

Also in attendance

John Clements, Gothic Landscaping; Brad Schaeffer, Community Manager, City Property Management Company; Mike Donovan, Maintenance Superintendent; JoAnne Wentzloff, Recording Secretary

Open Comments from Membership

- Suggestion for luncheon following board meetings
- Reminder of Town Hall Meeting scheduled for April 22, 2010 at 7:00 p.m. – 8:00 p.m. in the Clubhouse
- Appreciation to the Board
- Admiration of flower beds

Approval of Minutes

By unanimous decision, the Board approved the March 17, 2010 Board Minutes.

Management & Maintenance Report

Community Manager Brad Schaeffer gave a brief update on Colonnade and landscape issues. Maintenance Superintendent Mike Donovan reported on maintenance issues.

By unanimous decision, the Board approved maintenance to replace building lights when needed with energy efficiency lights. Cost to be paid out of the Operating Fund (Building Exterior #5215).

Financial Report

Treasurer Ken Marks presented the Treasurer's Report for the month ending February 28, 2010. By unanimous decision, the Board approved the February Financials.

Board and Committee Reports

- President Ann Ward reported on: recent landscape meeting, insurance training session, Dial-a-Ride update, and continuation of Pool Socials during summer months.
- Member at Large Russ Anderson reported that an insurance saving is available to owners with proof of Liability Insurance Certificates (certificates on file in Clubhouse office).

New Business

- Utilities Committee - By unanimous decision, the Board approved the formation of a Utilities Committee. Committee members not yet determined.
- Meeting Schedule – By unanimous decision, the Board approved to move the Board Meetings to the fourth Wednesday of the month, and to move the Annual Meeting to February 23, 2011, if possible. No Board Meeting scheduled for December.
- Reserve Study Update Bid – By unanimous decision, the Board declined to update the Reserve Study at this time. Action will be reviewed in the fall.

- Pool Fence Bids – By unanimous decision, the Board approved using Signature Gate Systems & Welding Company to repair the fencing at the pool at a maximum cost of \$1,987 (with Brad and Mike working to keep the cost at the original bid of \$1,200). Cost to be paid out of Operating Fund/Clubhouse/Maintenance Repair - #5218.
- Election of Secretary – By unanimous Board decision, Dick Morrisett was appointed as Secretary to the Board effective April 14, 2010 with term expiring February 2011.
- Window Cleaning – By unanimous decision, the Board approved window cleaning to be done October 2010. Cost to be paid out of the Operating Fund/Window Cleaning Contract - #5440.
- Landscape Bids – John Clements from Gothic provided a landscape update and answered bid questions from the Board and membership. By unanimous decision, the Board approved the following bids:
 - a) Mailbox Area – plant replacement next to the Mailbox at a cost of \$225 to be paid out of the Operating Fund/Landscape Extra - #5290.
 - b) Summer Flowers – install flowers at front entry/clubhouse entry (with a reduction of 3 plants on Item #8) at a cost of \$1,815 (reduction of \$30.00) to be paid out of the Reserve Fund for 2010 and added to the 2011 Budget under Landscape Contract/Supplies - #5295.
 - c) Tree Trimming – 4’ building clearance throughout all property at a cost of \$2,200 to be paid out of the Operating Fund/Tree Maintenance - #5425.
 - d) Palm Tree Trimming (98 trees) – trimming and hauling of debris at a cost of \$4,410 to be paid out of the Operating Fund/Tree Maintenance - #5425.
 - e) Common Areas – to install area drain at building #3 to retention south side area at a cost of \$632 to be paid out of Operating Fund/Landscape Extra - #5290.
 - f) Common Areas – scalp and over seed all turf areas at a cost of \$3,200 to be paid out of the Reserve Fund for 2010 and added to the 2011 Budget under Landscape Contract/Supplies - #5295.
 - g) Common Areas – spray all gravel common areas with pre and post emergent in late November or early December at a cost of \$1,300 to be paid out of the Reserve Fund and added to the 2011 Budget under Landscape Contract/Supplies - #5295.
 - h) Common Areas– spray weeds in all turf areas as needed in spring and fall at a cost of \$250.00 to be paid out of Operating Fund/Landscape Extras #5290.
 - i) Common Areas – install winter annuals at the front entry/clubhouse entry. With two changes to the bid Item #4 to 15 Allsum and Item #5 to 8 flats of reddish Snap Dragons at a cost of \$1,848 (reduction of \$144.00) to be paid out of the Reserve Fund for 2010 and added to the 2011 Budget under Landscape Contract/Supplies - #5295.
 - j) Common Areas – The Board was provided a yearly extras cost estimation proposal for 2011 Budget purposes.

Note: The Reserve Fund will not be reimbursed for Items b, f, g, and i.

Old Business

- Boundary Survey – By unanimous decision, the Board approved a boundary survey to be conducted by DEI Professional Services but, not to be put into action until final approval is given by President Ann Ward.
- Rules & Regulations Draft – By unanimous decision, the Board approved to accept changes as adjusted to the Rules and Regulations Draft dated April 14, 2010.

Adjournment

The meeting was adjourned at 12:25p.m. The next Board of Directors Meeting will be held on Wednesday, October 27, 2010 at 10:00 a.m. in the clubhouse.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary