

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 27, 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; Dick Morrissett, Secretary; Russ Anderson, Member at Large

Also in attendance

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

Open Comments from Membership

- Relationship with Sun City Grand
- Timers on Buildings
- Fire Alarm Handle
- Parking Permits

Approval of Minutes

By unanimous decision, the Board passed the amended April 14, 2010 Board Minutes.

Management & Maintenance Report

Community Manager Brad Schaeffer gave the Management Report and provided an overview on work that was accomplished over the summer months. Maintenance Superintendent Mike Donovan reported on the following issues: fountains, slow elevators, air hose for bikes, maintenance corkboard, vendor contact by residents, trash, front door decorations, parking permits, and computer repair.

Financial Report

Treasurer Ken Marks presented the Treasurer's Report for the month ending September 30, 2010. By unanimous decision, the Board approved the September Financials.

Architectural/Landscape Report

- President Ann Ward reviewed landscape and tree trimming issues.
- By unanimous decision, the Board approved the following Architectural Submittals:
 - Unit #4101 – Security Door
 - Unit #5106 – Awning
 - Unit #6102 – Awning

New Business

- a) Write off builder assessment \$974.33. This item was handled by City Property prior to the meeting.
- b) Roof Bids – By unanimous decision, the Board approved the proposal from Sprayfoam Southwest for \$170,905.00 to do a complete roof built up renovation and tile maintenance on all buildings. Cost to be paid out of the Reserve Fund as each phase of the work is completed. Repairs will start with buildings #4, #6 and maintenance garage. Plans are to do two buildings per year.
- c) Roof Services Proposal - By unanimous decision, the Board approved the proposal from

- A. R. C. for on-site monitoring of roof installation and work performance. Cost will be \$1,500 per building for tile roofs, and \$650.00 per building for flat roof maintenance/renovation.
- d) Curb Removal Bid – By unanimous decision, the Board approved the proposal from Southwest Curb for \$894.00 to cut and remove concrete by the walkway dumpster entrance for an ADA access ramp, and saw cut curb at the end of the dumpster area.
 - e) Concrete – By unanimous decision, the Board approved the bids from Maintenance Group, Inc. for the following work: Proposal #108 for \$794.12 to provide labor and materials to complete the concrete repair at Building #7; and Proposal #109 for \$317.65 to install new concrete for a ramp from the curb to the dumpster gate. It was noted that once the curb work is completed, the Board will review the continuation of the trash pickup service.
 - f) Legal Brochure – Community Brad Schaeffer reported on an insurance program with Ekmark & Ekmark to provide a customized package addressing the insurance, maintenance, and restoration responsibilities for the association. Action on this item was tabled until further information is obtained.
 - g) Santa & Company Light Bid – By a 4 to 1 vote the Board approved not to proceed with a bid from Santa & Company to install and remove holiday lighting and decorations. Dick Morrissett gave the no vote.
 - j) Landscape Bids - Proposals from ProQual, Gothic and Carescapes were reviewed. This item was tabled until further research has been done.
 - k) Water Temp for Pool – No decision was made on the water temperature of the pool. The Board directed Mike Donovan to continue to change the water temperature as needed.
 - l) Patio Cushion Bids – By unanimous approval, the Board approved the proposal from Sun City Upholstery to replace all of the pool patio cushions. Cost to be paid out of the Reserve Fund.
 - m) 2011 Budget – By unanimous decision, the Board approved the 2011 Budget.

Other Items Discussed:

- 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).
- President Ann Ward gave a brief update on the legal opinion pertaining to the Sun City Grand/LaSolana voting rights issue.
- Meeting attendees were requested to register after the meeting for the newly formed Utilities Committee, Social Committee, and Architectural Committee.

Adjournment

The meeting was adjourned at 12:55p.m.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary