

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 13, 2011 – 10:00 A.M.**

Open Session

Call Meeting to Order

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

Board Attendance

Present: Ann Ward, President; Elaine Hall, Vice President; Ken Marks, Treasurer; Russ Anderson, Member at Large. Vice President Elaine Hall presided at meeting via telephone conference.

Approval of Minutes

The Board passed the March 31, 2011 Board Minutes.

Management & Maintenance Report

Maintenance Superintendent Mike Donovan gave an update on maintenance issues. Community Manager Brad Schaeffer reported on facilities and programs.

Neighborhood Rep Report

Barb Magnusson #2203 gave the Neighborhood report.

Communications Committee

Marcia Durell #2308 gave an update on Communications Committee future projects.

Financial Report

Treasurer Ken Marks presented the Treasurer's Report for month ending March 31, 2011. By unanimous decision the Board approved the financials.

Appointment of Committee Member

Dave Johnson #4207 was appointed to the Finance Committee.

Architectural/Landscape

By unanimous decision the Board approved the color tan as the new standard for window screen frames. The Board agreed to change the April 14, 2010 Rules and Regulations to reflect the new standard.

New Business

- a) Reserve Study Update Bid – By unanimous decision, the Board approved the bid from Reserve Data Analysis, Inc. (RDA) of \$1,300 for a reserve study. Cost to be paid out of the Operating Fund. By unanimous decision, the Board gave Ken Marks authorization to work with RDA to identify the threshold to be used in determining which assets should or should not be funded and excluded from the report.
- b) Allocation of Interest – President Ann Ward reported findings of an error on Page 8 of The CC&R's regarding the grouping of the 4 tiers and their respective ratios of units was based on a total of 180 units. Phase 2 in 2004,(buildings 1 & 6), was never included to

bring the total number of units up to 252. The Board elected by a 4-1 vote (with Elaine Hall giving the “no” vote) to send page 8 of the CC&R’s to the attorney for amendment to the LaSolana unit count from 180 to 252, to amend the assessment tiers from 4 to 6, and to approve the recalculation of the allocation of interest ratios. If approved by the attorneys, the Board agreed that a 6-tier unit assessment ratio will be incorporated starting with the 2012 budget.

- c) Pool Hours for Children – No action was taken.
- d) October 2011 – April 2012 Board Meeting Dates – Ann Ward gave the following dates: 2011 Board Meetings - October 26, December 7; 2012 Board Meetings - January 25, February 15, February 22 (Annual Meeting), March 28, April 18.

Old Business

- a) Roof Repair - Community Manager Brad Schaeffer gave an update on the completed roof repairs on buildings 4 and 6. By unanimous decision, the Board approved the completion of the roof built up for the remaining buildings (1, 2, 3, 5, and 7) at a cost of \$54,975 to be paid from the Reserve Fund. This amount includes the inspection of the work by consultant Charles Miller.
- b) Qwest Contract – By unanimous decision the Board approved a 3-year contract with Qwest at a monthly rate of \$780.19 for year 1, \$678.01 for year 2, and \$638.41 for year 3.

Other

CHAPS – Member at Large Russ Anderson reported that the SCG CHAPS would begin patrolling the LaSolana community at night.

Colonnade – Russ Anderson reported that Colonnade has requested that residents of LaSolana not use the Colonnade property as an access to the shopping center on Grand Avenue. Contact has been made to receive an update on the Colonnade wall project.

Adjournment

The meeting was adjourned at 12:26 p.m.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary