

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 24, 2012 – Open Session**

Call To Order: The meeting was called to order at 10:00 a.m.

Board Attendance: Ann Ward, President; Marcia Durell, Vice President; Ken Marks, Treasurer; Duey Kerper, Secretary; Russ Anderson, Member at Large

Open Comments: General HOA discussion took place.

Approval of Previous Meeting Minutes:

Duey Kerper made a motion, seconded by Russ Anderson, to approve the April 17, 2012 meeting minutes. Motion passed unanimously.

Financial Report: Treasurer Ken Marks presented the Treasurer's report for the month ending September 30, 2012. Marcia Durell made a motion, seconded by Duey Kerper, to approve the September 30, 2012 Financials. Motion passed unanimously.

Architectural/Landscape Report: No report given.

New Business:

- a) Board of Directors/Chat with the Board Meeting Dates: Ann Ward proposed the following meeting dates: Board Meetings will be on Tuesdays at 10:00 a.m. November 20, 2012; January 15, 2013; February 12, 2013; Annual Meeting February 20, 2013; March 19, 2013; April 16, 2013. Chat with the Board meetings will be on Thursdays from 7:00 – 8:00 p.m. November 8, 2012; January 10, 2013; February 7, 2013; March 7, 2013; April 4, 2013. The schedule was approved by all Board members.
- b) Asphalt Bid: Ann Ward made a motion, and seconded by Ken Marks, to approve \$3,500 for pipe replacement/asphalt bids to repair the blockage in a pipe line at Building 2, with no action at this time.
- c) 2013 Budget: Ken Marks presented the 2013 Budget proposal. Duey Kerper made a motion, seconded by Russ Anderson, to approve the 2013 Budget. Motion passed unanimously.
- d) Landscaping Bid: Ken Marks and Ann Ward presented the landscape proposal. Duey Kerper made the motion, seconded by Marcia Durell, to approve a contract with CareScape Landscaping for \$6,750 per month to begin December 1, 2012. Motion was passed unanimously. It was noted that a letter will be sent out immediately to cancel ProQual's contract.
- e) Modernization Proposal: Ken Marks presented a proposal from Arizona Elevator Solutions for the elevator modernization. Ann Ward made a motion, seconded by Duey Kerper, to move forward with the elevator modernization in 2013, following a study of the details of the contract. This motion was based on a hand vote of the owners present. Motion passed unanimously.
- f) Architectural Committee: Ann Ward made a motion, seconded by Duey Kerper, to appoint Russ Anderson to the Architectural Review Committee. He will be the chairperson as per Arizona HOA legislation SB 1476.
- g) Ratification of an Action in Writing: Ken Marks moved, Duey Kerper seconded, to ratify the Board's action in writing on Aug. 23, 2012, approving the installation of a water leveler for the spa at a cost of \$1000. Motion passed unanimously.

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

Submitted by:
JoAnne Wentzloff, Recording Secretary