

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 20, 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; Russ Anderson, Member at Large. Ken Marks, Treasurer, and Duey Kerper, Secretary, were present via conference call.

Speakers: Brian Zellers, Bolt Security; Mitch Owens and Harry Graham, CareScape Landscaping

Open Comments: General HOA discussion took place.

Approval of Previous Meeting Minutes: Moved by Ken Marks and seconded by Russ Anderson to approve the October 24, 2012 meeting minutes. Motion passed unanimously.

Financial Report: Treasurer Ken Marks presented the financial report for the month ending October 30, 2012. Moved by Ken Marks and seconded by Duey Kerper to approve the October 30, 2012 Financials. Motion passed unanimously.

Architectural/Landscape Report:

Trish Carter of the Architectural Committee reminded owners of the submittal application rules and the approved standard colors for patio umbrellas.

New Business:

- a) Access Control System: Moved by Duey Kerper and seconded by Marcia Durell to approve the installation of a 3-door access control system for the clubhouse at a cost of \$4,707.00 plus tax, and pool gates at a cost of \$2,950 plus tax. Motion passed unanimously.
- b) Resolution of the Board of Directors: Moved by Ann Ward and seconded by Duey Kerper to approve the Resolution of the Board of Directors for 1) a \$0.40 electronic payment fee payable to City Property Management for payment facilitated by electronic methods for vendor accounts payable and, 2) for a verbage change to “escrow fees” for the fees (as authorized by previous resolution or contract). Motion passed unanimously..
- c) Bad Debt: Moved by Ken Marks and seconded by Marcia Durell to approve the resolution to assign all bad debts, after being written off, to City Property Management Company and to direct CPMC to engage in the collection of all bad debts at no cost to the Association. (A 70/30 split- 70% payable to the Association, 30% to the collection Agency.). Motion passed unanimously.
- d) Tree Removal Bid – Moved by Ann Ward and seconded by Marcia Durell to approve a bid from CareScape Landscaping for \$4,570 to remove and stump grind 9 hazardous trees and to stump grind an existing stump. Motion passed unanimously.
- e) Tree Pruning Bids. Moved by Ann Ward and seconded by Russ Anderson to approve the tree pruning bids from CareScape Landscaping for Priority 1 (43 trees - \$3,010), Priority 2 (47 trees - \$2,585) and Priority 3 (62 trees - \$3,410) to prune, thin and reduce away from buildings the upper canopy. Motion passed unanimously. Priority 2 and 3 to be billed in January 2013.

Other:

- Nomination Committee: A three member Nomination Committee of Ann Ward, Russ Anderson and Annette Bergen was approved by the Board at the request of management. The Committee will be in effect until the Annual Meeting in February
- Stop Sign: After much discussion, a decision to erect a stop sign at the driveway exiting the west end of Building 6 was tabled until more information and a legal opinion can be obtained.

Adjournment - The meeting was adjourned at 12:10

Submitted by:
JoAnne Wentzloff, Recording Secretary