

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 16, 2013 – Open Session**

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

**Board Attendance:** Marcia Durell, President; Dave Kearney, Vice President; Ken Marks, Treasurer; Duey Kerper, Secretary; Terri Nagler, Member at Large

**Open Comments:** General HOA discussion took place regarding window screens, Colonnade update, and pool storage bin.

**Staff Reports:** General HOA information was provided.

**Architectural/Landscape Report:** Harry Graham from CareScape Landscaping gave the landscape report.

**Approval of Previous Meeting Minutes:**

- 1) A motion was made by Ken Marks and seconded by Duey Kerper to approve the March 19, 2013 meeting minutes. Motion passed unanimously.
- 2) A motion was made by Ken Marks and seconded by Dave Kearney to approve the Annual February 19, 2013 meeting minutes. Motion passed unanimously.
- 3) A motion was made by Dave Kearney and Duey Kerper to approve the February 19, 2013 Board of Directors Organization Meeting Minutes. Motion passed unanimously.

**Financial Report:** Treasurer Ken Marks presented the Treasurer's report. Ken made a motion seconded by Duey Kerper to approve the Financials ending March 30, 2013. Motion passed unanimously.

**New Business::**

- a) Data Base: Duey Kerper gave an update on the development of an Access database for LaSolana. Marcia Durell made a motion, seconded by Duey Kerper for the continuation of the development of the database with progress reports sent periodically to the Board. Motion passed unanimously.
- b) Proposed new Clubhouse Activities Bulletin Board and property map: Marcia Durell made a motion, seconded by Dave Kearney to table this item until more information is obtained. Motion passed unanimously.
- c) Proposed Board Meeting and Chat with the Board dates for next season: Marcia Durell provided the following dates: Board Meeting Dates: 2013 - October 22, November 19; 2014 - January 21, February 11, February 19 (Annual Meeting), March 18 and April 15. Chat with the Board Meeting Dates: 2013 – October 31, November 14; 2014 – January 30, February 27, March 27, April 24.
- d) Rental List Recommendation: After much discussion, Ken Marks made a motion, seconded by Duey Kerper, to permit the Communications Committee and Office Staff to establish guidelines for those owners using the list to promote their property. The guidelines are to be presented to the Board for approval at the October Board Meeting. Motion passed unanimously.

**Old Business:**

- a) Renovation Policy: Dave Kearney made a motion, seconded by Ken Marks to approve the rewording of paragraph 2 of the Renovation Policy and moving the paragraph to the bottom of the page under "Good Neighbor Policy for all Renovations". Motion passed unanimously.
- b) Landscape Bids: Ken Marks clarified the bids from CareScape. After much discussion, a motion was made by Duey Kerper and seconded by Marcia Durell to approve the following bids: Bid 13-0226- Turf Conversion for Stem Wall & Stucco for \$16,870.04 and Bid 13-0336 - Annual Beds Irrigation Conversion for \$1,826.00, with additional funds approved up to \$500 for Bid 13-0336 – Monument Bid. Funds to be paid out of the Reserve Fund. Motion passed unanimously.

Approval of Bid 13-0227 – Turf Conversion for Shaded Areas for \$22,963.98; and Bid 13-0103 – Courtyard Enhancement for \$19,743.16 was tabled until a later date. It was noted that the Trench Pipe bid for \$2,700 had already been approved.

- c) Website: Marcia Durell gave a brief update on the modification being made to the website.
- d) Elevator Modernization: Ken Marks provided an update on the elevator modernization contract reviewed by Eckmark and Eckmark. Ken made a motion and seconded by Dave Kearney to approve the contract from Arizona Elevator Solutions for \$182,106.00 (to be paid out of the Reserve Fund). This motion was approved with changes stipulated on the contract by the Board. Motion passed unanimously.

**Adjournment** - The meeting was adjourned at 12:25p.m.

Submitted by:  
JoAnne Wentzloff, Recording Secretary