

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
Wednesday, April 18, 2007 – 1:00 p.m.  
Open Session**

**Members of the Board:**

Present: Ted Albright, Barb Becker, John Ellis, Tony Luckock, Bob Rector

**Also in attendance were:**

Denise Frazier, Property Manager, City Property Management Company, JoAnne Wentzloff, Recording Secretary

**Call Meeting to Order:**

The meeting was called to order at 1:00 p.m.

**Approval of March 13, 2007 Minutes:**

By unanimous decision, the March 13, 2007 Minutes were approved.

**Approval of Financials:**

By unanimous decision, the Financials Ending February 28, 2007 were approved.

By unanimous decision the Board approved moving \$100,000 and \$70,000 of the reserve funds into a 13-month Liquid CD at 5% APY using two different banks.

**Old Business**

- By unanimous decision, the Board approved the following changes to the La Solana Condominium at Sun City Grand Rules and Regulations Dated May 17, 2006:

1. Article III, Section A, Item #12 – A new sentence will be added to read: “The cost for replacing a pool key is \$20.00.”
2. Article III, Section B, Item #3 – The first sentence will now read: “Only an Owner or Tenant may reserve the Clubhouse for a private function from 4:30 p.m. – 10:00 p.m. Monday through Friday and any time on Saturday and Sunday.”
3. Article IV, Section A, Item #9 – A new sentence will be added to read: “The cost for replacing a Parking Permit # is \$20.00.”
4. Article IV, Sections M, Items #1 - #2 (Limited Common Area) – These two sections will be added to read: Section M, Item #1: Patio floors must be cleaned with a damp mop or vacuum only. Any liquid that would spill out through the overflow is prohibited; Section M, Item #2 – Owner or Tenant is restricted from installing pet doors in conjunction with sliding patio doors.
5. Article IV, Section N, Items 1–4 (Rentals) – These four sections will be added to read: Section N, Item #1: Renter occupant must be age 55 or older. No one under the age of 19 can occupy the home with the Renter; Section N, Item #2: The Lease must be for a minimum of one (1) month; Section N, Item #3: Owner must submit to the Clubhouse office the following: name of the owner, owner contact phone number, Unit #, copy of drivers license for each occupant in unit, renter(s) full name, renter(s) phone number in unit, and renter(s) emergency contact information;

Section N, Item #4: Owner must provide renter(s) with unit key; pool key; mailbox key; parking space number; parking permit tags; a current copy of the La Solana Condominium at Sun City Grand Rules and Regulations; and pertinent information regarding the Sun City Grand Activity Card.

By a 4-1 vote, the Board approved not to change Article III, Section A, Item #6 with regards to adding swim hours for children. Section A, Item #6 will remain as is. Bob Rector, Member-at-Large voted for the change.

- Clubhouse Hours of Operation: Decision to change the clubhouse hours of operations on weekends was tabled until next meeting to allow for a feasibility study to determine what is workable.

### **New Business**

- Pool Heater – A decision to install heat pumps for heating the pool and spa was tabled until next meeting to allow time for more research on the cost benefit to the Association.
- Pigeons – Russ Anderson and Denise Frazier will research a solution to the pigeon problem and report their findings at the next Board meeting.
- Colonade Development – Tony Luckock will meet with Colonade representatives to review the property lines and the feasibility of placing an access road behind Buildings #4 and #5.
- Dryer Vents – John Ellis explained the importance of homeowners having their dryer vents cleaned. John will see if a discount can be given for cleaning the vents provided there is enough interest by owners for such service. A sign-up sheet is available in the clubhouse.

### **Maintenance Update**

Ted Albright reported that all building hallway floors would be cleaned twice a month. A Building Cleaning Schedule was handed out to everyone in attendance. A notice of the schedule will be placed in the May newsletter.

### **Miscellaneous**

Elizabeth Lietz, Unit #7106 has agreed to join Earl Lindquist, Unit #2301 as a representative for LaSolana at the Sun City Grand (SCG) Neighborhood Association meeting held on the first Friday of each month. Carol Karr, Unit #4207 is stepping down as a representative.

### **Adjournment**

The meeting was adjourned at 2:45 p.m. The next scheduled meeting is Wednesday, May 16, 2007 at 1:00 p.m. in the clubhouse.

Respectfully submitted,

JoAnne Wentzloff  
Recording Secretary