

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS' MEETING  
Wednesday, November 14, 2007 – 1:00 P.M.**

**Open Session**

**Members of the Board**

Present: Barb Becker, Tony Luckock, and Bob Rector

Absent: John Ellis, and John Hall

**Also in attendance**

Lisa McDaniel, Community Manager, and JoAnne Wentzloff, La Solana Condominium Recording Secretary

**Introductions**

Richard Bircher from Bircher Exterminating answered questions from the Members on termite control and preventative measures that could be taken. The Board requested a proposal from Bircher Exterminating to take a proactive measure in dealing with termites and drill holes in the concrete on the first floor units in each building and treat them all at one time.

**Homeowner Questions**

Items discussed:

- Current bee issue
- Tree replacement outside Building #7 (will get a timetable for the Lantana plants and any other trees needing to be replaced)
- Stagnant water sitting outside buildings due to broken drip system or broken pipes
- Timetable for window washing
- Colonnade site map

**Approval of Minutes**

By unanimous decision, the Board approved the May 16, 2007, October 10, 2007, and October 17, 2007 Meeting Minutes.

**Review of Association's Finances**

- By unanimous decision, the Board approved the Financials for September & October 2007.
- The Standard Collection Policy was reviewed and discussed. By unanimous decision, the Board approved a ballot be sent out to the membership prior to the 2008 Annual Meeting to amend Article XII of the CC & R's to allow a 15-day grace period for late fee rather than the 30-day period now in effect. In order to pass, it would require a 67% "yes" vote from the membership.

**Consent Agenda Items**

- Acceptance of bid from Creative Waters to install two pool pump heaters at a cost of \$12,000.
- Acceptance of bid from Arizona Elevators to install two (28) ASFS key switches in all buildings at a cost of \$6,860. It was noted that at the October 17, 2007 Board Meeting, the Board had approved the bid to ThyssenKrupp Elevator for \$7,937 for the rekeying project. However, since the bid had not yet been awarded to ThyssenKrupp Elevator, the Board made a unanimous decision to accept the lower bid from Arizona Elevator in lieu of the previous bid.

- Acceptance of resignation of John Hall as a member of the Board of Directors effective November 12, 2007.
- Acceptance of the formation of a Landscape Committee to review existing landscape and make suggestions on improvements.

**Management Report:**

Lisa McDaniel, Community Manager reported on:

- Suggestions and Financial Recommendations letter provided by John Hall.
- The high cost of the Association's telephones service and plans to research other alternatives to reduce the cost.
- Planting of trees by Native Sons and promise to review other trees and plants that need replacing.
- J2 Engineering update on Colonnade.
- Proposals from All-Brite Pool and Spa and Creative Waters Pool Service & Repairs to install two pool pump heaters.
- Review of the elevator maintenance contract and findings from Arizona Elevator as to quality of the service performed by ThyssenKrupp Elevator. The Board approved a notice to be sent to ThyssenKrupp Elevator outlining the items that need to be fixed. If the issues are not addressed in a reasonable timeframe, the Board has agreed to cancel the existing contract and secure a new contract with another company.

**Old Business**

- The decision to change Article III, Section B, Item #2 (close of clubhouse on weekends) has been tabled until the Annual Board Meeting in February.
- A motion made by Ken Chase, Unit #5112 at the October 17, 2007 Board Meeting, to amend Article IV, Section 4.1 of the CC&R's regarding equalizing the assessments was discussed. Members were encouraged to send in their position on the issue to City Property Management Company so that information can be compiled as to the pros and cons and distributed to the membership prior to the Annual Meeting.

**New Business**

- The Board approved a Community Garage Sale to be held in January 2008 and pay the cost of approximately \$50.00 to run two ads in local newspapers announcing the sale.
- Decision to increase the monthly usage fee to the Beauty Salon was tabled until the next Board meeting.
- Lisa McDaniel requested nominations from the floor to fill the vacant position on the Board previously held by John Hall. Nominations were received from Barbara Magnusson, Polly Schroedel, and Jerry Gutman.

**Adjournment:**

The meeting was adjourned at 3:00 p.m. The next Board of Directors' Meeting will be held on Wednesday, January 16, 2008.

Respectfully submitted,

JoAnne Wentzloff  
Recording Secretary