

BOARD OF DIRECTORS' MEETING

Wednesday, January 16, 2008 – 1:00 P.M.

Open Session

Members of the Board

Present: Barb Becker, Tony Luckock, John Ellis, Pauline Schroedel

Absent: Bob Rector

Also in attendance

Lisa McDaniel, Community Manager, and Judy Goulbourne, La Solana Condominium
Recording Secretary

Introductions

Linda Miles from the Surprise Fire Department spoke on fire safety hazards in our homes and answered questions from the homeowners.

Rich Hanley spoke on the importance of dryer vent cleaning.

Homeowner Questions

Items discussed:

- Equalization of HOA assessment
- Reason for discontinuing mailing of newsletter
- Collection policies of HOA fees

Approval of Minutes

By unanimous decision, the Board approved the November 14, 2007 meeting minutes.

Review of Association's Finances

By unanimous decision the Board approved the Financials for November 2007
The Financials for December 2007 were not yet finalized and was tabled until the
February meeting.

Management Report:

Lisa McDaniel, reported on:

- Financials
- Pool – heat pumps installed.
- Landscape Committee
- J2 Engineering – Colonnade project update
- Telephone bills have not yet been audited.
- Elevator update given on dissatisfaction with current service, and increase of 8.7% monthly fee.
- Painting – We have gotten only one bid so far for painting the exterior of all buildings and common areas. The bid was \$299,185.51.
- Roof leaks – All repairs are done caused from recent rain damage.
- Window Cleaning – Cost to clean all windows will be \$4,100.00. We are to get

a clarification as to the price covering 1 or 2 per year. Window cleaning to be done later in January or early February.

Old Business

Authorization of payment to J2 for Colonnade project to reserve – Approved.
More discussion of assessment equalization. Lisa asked for everyone to send her their opinion.

New Business

Insurance Renewal. Approved to stay with the same company.
Assessment equalization ballots will be sent out prior to Annual Meeting.
Maintenance emergency on-call procedure was discussed at the Executive meeting.
New Board Members – We will have two openings on the board in February, we are looking for nominations
The Board approved mailing out the newsletters once again.

ANNUAL MEETING will be held on Wednesday, February 13, 2008 in the Pima Room of the Chaparral Center.

Adjournment

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Judy Goulbourne
Recording Secretary