

LA SOLANA CONDOMINIUM ASSOCIATION
Board of Directors Meeting
November 19, 2008 – 11:00 p.m.
Open Session

Members of the Board

Present: Barbara Becker, President, Pauline Schroedel, Vice President; John Ellis, Treasurer; Barbara Magnusson, Secretary. Elaine Hall, Member at Large presided at the meeting via telephone conference.

Also in attendance were

Lisa McDaniel, Community Manager, City Property Management Company; JoAnne Wentzloff, Recording Secretary

Homeowner Questions and Topics Discussed

- Authority of Community Manager to enforce rules and regulations
- Procedural questions – when is the membership able to voice an opinion
- Website issues
- Elevator chips/emergency backup lighting
- Recycling procedures – breakdown of boxes
- Permanent office hour signs in clubhouse
- Use of golf cart parking spaces for bike storage
- Trimming of pine trees – waiting for proposal from Native Suns

Board Approved

- Minutes from the October 15, 200 Board of Directors' meeting was approved with the following changes: a) time of meeting changed from 1:00 p.m. to 11:00 a.m.; b) approval of granite in the retention basin behind Bldg. #7 changed to Bldg. #4; c) change "Consent Agenda Items" to read "Board Approved"
- Financials for October 2008
- Bid from Arizona Elevator Solutions to furnish and install new ADA compliant phones in 14 elevators at a cost of \$7,350; and to install software upgrades to all 14 elevators at a cost of \$8,220.00. Cost will be deducted from the reserve account as a capital improvement.
- Not to amend Article IV, Section B of the Rules and Regulations referencing window coverings.
- Not to allow Styrofoam to be installed or placed on the inside of any windows of a unit.
- Bid from Roof USA for roof tile replacement at a cost of \$2,325.00 plus tax.

Old Business

- Retention Basin Status – Colonnade Update (no real update at this time)
- Compactor Repair – All repairs completed.
- Thanksgiving/Christmas Dinner Continued
 - Thanksgiving Potluck Update – 58 people have signed up
 - Christmas Dinner – Looking for volunteers

- Painting Bids – Prior to bid approval, Advanced Painting and Premier Commercial Painting will be asked to make a presentation at the January 21, 2009 Board meeting.
- Street Seal Bids – Bids were received from Sundland Asphalt, Cactus Asphalt and Ace Asphalt. Final bid approval was tabled until the January 16, 2009 Board meeting to allow the Board time to walk the premises to determine the actual amount of resurfacing needed.
- Recycling Update
 - Lions Club will notify LaSolana when they plan to implement a plastic recycling program.
 - The City of Surprise has set up a new recycling drop off location at Fire Station 302 located at 18600 N. Reems Road.

New Business

- Street Sweeping – Board agreed not to do anything at this time.
- Fire Alarm Inspection & Repairs – Update was given and repairs will begin once quote has been received.

Adjournment

The meeting was adjourned at 1:00 p.m. The next scheduled meeting is Wednesday, January 21, 2009 at 11:00 a.m. in the clubhouse. The Annual Meeting will be held February 11, 2009 at 11:00 a.m. at the Sun City Grand Chaparral Center.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary