

**LA SOLANA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 23, 2011 – 10:00 A.M.**

**Open Session**

**Call Meeting to Order**

The Board of Directors Meeting was called to order at 10:00 a.m.

**Board Attendance**

Present: Ann Ward, President; Elaine Hall, Vice President; Ken Marks, Treasurer; Russ Anderson, Member at Large

Absent: Dick Morrissett, Secretary

**Also in attendance**

Brad Schaeffer, Community Manager, City Property Management Company; Mike Donovan, Maintenance Superintendent; JoAnne Wentzloff, Recording Secretary

**Speakers**

Charles Miller, Rooftop Consultants; Scott Cosgrove, ProQual Landscaping

**Open Comments**

- Shade Coverage for Smoking Area
- Umbrella Purchase Source – Paddock Pools
- Clubhouse Weekend Access
- Building Signage
- Position Open for Communication Committee and Newsletter Editor

**Roof Update**

Charles Miller of Rooftop Consultants reported work renovation on buildings 4 & 6 are completed and passed inspection.

**Landscape Report**

Scott Cosgrove with ProQual Landscaping gave a brief overview of the initial work that has been completed and answered questions from the membership.

**Approval of Minutes**

By a Vote of 4, the Board approved the following: February 17, 2011 Board Meeting Minutes, February 23, 2011 Board of Directors Annual Organizational Meeting Minutes.

**Management & Maintenance Report**

Maintenance Superintendent Mike Donovan reported on the following: vendor interaction with residents, departure checklist, parking permit tags, borrowed tools, bike rack replacement, and periodic unit checks.

### **Neighborhood Rep Report**

Neighborhood Representative Earl Lindquist reported on: blood pressure information, completion of Desert Springs Pavilion Roof, SCG Annual Board Meeting, March 24, 2011 – 6:30 p.m., SCG Old Bike Donation Program for Phoenix Homeless, and resident paper shred day – April 22, 2011.

### **Financial Report**

Treasurer Ken Marks presented the Treasurer's Report for the month ending February 28, 2011. It was noted that funds were moved from the Reserve Fund to higher interest bearing accounts as follows: \$70,000 to a 1.80% CD and \$50,000 to a 1.50% CD. By a Vote of 4, the Board passed the February Financials.

### **Architectural/Landscape**

No report was given. President Ann Ward requested the Committee to provide a written recommendation for approval at the next Board meeting of a standard trim color for window screens.

### **Old Business**

- a) Termite Bids – Community Manager Brad Schaeffer presented a brief report on the existing termite problems.

By a Vote of 4, the Board approved a bid to Burns Exterminating in the amount of \$17,524 for a comprehensive termite treatment, and \$1,725 for an annual maintenance program. Cost to be paid from Operating Fund #5321. Treatment will begin in Bldg. 3, 4 and 5.

By a Vote of 4, the Board gave Ann Ward and Ken Marks authority to work directly with Burns Exterminating and City Property on future scheduling.

- b) Parking Signs – By a Vote of 4, the Board approved the installation of 8 (loading and unloading) 15-minute parking signs to be placed in designated areas. Cost to be paid from Operating Fund #5215.
- c) Pool Decking Bids – Tabled until further information can be obtained.
- d) Window Cleaning Bid – Tabled until further bids are forthcoming.
- e) Irrigation System – By a Vote of 4, the Board approved a proposal from ProQual Landscaping for \$2,527.25 to bring the irrigation system up to optimal condition. Cost to be paid from Operating Fund #5520.

### **Adjournment**

The meeting was adjourned at 11:35 a.m.

Respectfully submitted,

JoAnne Wentzloff  
Recording Secretary