

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 19, 2013 – Open Session**

Call to Order: The meeting was called to order at 10:00 a.m.

Board Attendance: Marcia Durell, President; Dave Kearney, Vice President; Ken Marks, Treasurer; Duey Kerper, Secretary; Terri Nagler, Member at Large

Open Comments: General HOA discussion took place.

Maintenance & Office Staff Updates: General HOA information was provided.

Architectural/Landscape Report:

Harry Graham from CareScape Landscaping gave the landscape report and explained the bid proposals.

Neighborhood Rep Report: Earl Lindquist gave the Neighborhood Rep report. It was noted that a new neighborhood rep and alternate are needed to replace the resigning representatives.

Approval of Previous Meeting Minutes: A motion was made by Dave Kearney and seconded by Duey Kerper to approve the February 12, 2013 meeting minutes. Motion passed unanimously.

Financial Report: Ken Marks presented the Treasurer's report. Ken Marks made a motion seconded by Duey Kerper to approve the Financials ending February 28, 2013. Motion passed unanimously.

New Business:

- a) Courtyard Enhancement Bid: No action taken until the Board views the proposed bid areas.
- b) Extra Lights at the Mail Room: Tabled until the Board has a chance to view the area in question.
- c) Bolt Security. Duey Kerper gave a brief update on the access control card system.
- d) Board Liaisons to Architectural Committee: A motion was made by Duey Kerper and seconded by Dave Kearney to approve the appointment of Terri Nagler as Board liaison to the Architectural Committee. Motion passed unanimously.
- e) Compactor Policy including Penalty: Ken Marks made a motion and seconded by Duey Kerper to approve the change Article IV (General Rules), Section O (Trash) to include a fine stating a fine of \$500 upon anyone dumping illegal items into our trash compactor. The motion was approved unanimously with the deletion of the word "contractor" in Item, Section O of the rules and regulations. It was noted a laminated sign would be posted on the trash compactor with the \$500 warning for dumping illegal items into the compactor.
- f) Proposed Renovation Policy: A motion was made by Duey Kerper and seconded by Dave Kearney to approve the Proposed Renovation Policy dated March 17, 2013 with the noted changes discussed at the meeting. Motion passed unanimously.
- g) Elevator Bid & Starting Date. A motion was made by Ken Marks and seconded by Duey Kerper to approve the bid from Arizona Elevator Solutions for \$182,106.00 to begin the elevator modernization process. This motion was subject to approval by Eckmark & Eckmark, and to include changes requested by the Board. It was noted by Duey Kerper and seconded by Marcia Durell that the modernization process would start following the recommendation of Arizona Elevator on which building to proceed with first. Motion passed unanimously. Cost to be paid out of the Reserve Fund.
- h) H & A Janitorial Services Bid: A motion was made by Ken Marks and seconded by Dave Kearney to approve the bid from H & A Janitorial Service once the necessary paperwork has been received by City Property Management and a 30-day cancellation notice has been sent to Goodwill. Motion passed unanimously.

Adjournment - The meeting was adjourned at 12:15p.m.

Submitted by:

JoAnne Wentzloff, Recording Secretary