

**LA SOLANA CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 18, 2009 – 11:00 a.m.
Open Session**

Members of the Board

Present: Pauline Schroedel (President), Barbara Becker (Vice President), John Ellis (Treasurer), Barbara Magnusson (Secretary)

Absent: Elaine Hall (Member at Large)

Also in attendance were

Andrea (Ande) Johnson, Community Manager, City Property Management Company, JoAnne Wentzloff, Recording Secretary

Introduction

Charlie Miller, Rooftop Consultants

Board Approved the following

- a) Minutes of the January 21, 2009 Board of Directors Meeting
- b) Financials for December 2008 and January 2009

Note: It was suggested by membership that Management send out a voting ballot for a proposed Amendment to the CC&R's to change the delinquency date for assessments from the 30th of the month to the 15th of the month. No Board approval was given at this time.

Landscape

- The trimming of pine trees is completed

Old Business

- Retention Basin Status Andrea Johnson and Ted Albright gave a brief update on the project
- Painting Contract Award – Management reported that Premier Painting lowered their bid from \$185,000 to \$172,400 as a result of taking the painting of the unit doors out of the proposal. Project will begin immediately.
- Street Seal Bid – Cactus Asphalt was awarded the bid at a cost of \$14,441.61. Work will commence following the painting project.
- Insurance Claim – Water Damage 4304, 4204, 4104 – Management provided an update on the status of the claim
- Insurance Renewal – Management reported that the contract was renewed with no additional cost to the Association
- Roofs – The roof consultant bids were discussed. Do decision was made by the Board at this time.
- Maintenance Update – Ted Albright gave the maintenance report

New Business

- Fire Inspection – Management authorized Mountain State Fire Control to perform the annual fire inspection due April 2009
- Department of Labor Survey – Management completed the Industry Verification Form verifying general business information on LaSolana
- Permit Renewal – The pool permit has been approved and is on file in the clubhouse office
- Letter from M.A.G. – Management provided a brief overview of the services provided by Mortgage Assistance Group. Board approved letter to be posted in the clubhouse display case for review by membership.
- W.H.O.A. Application – Decision to join the West Valley Homeowner Associations was postponed until additional information was obtained on the benefits of membership
- Termidor Information – Decision on whether or not to treat all building with Termidor was tabled until next Board meeting to allow time for additional information to be obtained
- Roof Consultant Bids – Tabled until April Board Meeting
- Water Chiller Proposals – Tabled until April Board Meeting
- LaSolana Important Vendor Information – Management provided Board members with the vendor information that is currently on file with City Property Management Company
- Article on Electronic Mail – for Board’s review

Homeowner Questions

- Mailbox Repairs
- Use of Reserve Fund for emergency repairs
- Website Policy
- Speed Bumps
- U-Turn sign at Goldwater Ridge
- Request to change start time of Board Meetings
- Window Cleaning Schedule
- Request to expand pool patio area
- Emergency Building Lighting
- Block Watch – request for lighter color in mailroom
- Board Organization Policy

Adjournment

Meeting was adjourned at 12:50 p.m.

Respectfully submitted,

JoAnne Wentzloff
Recording Secretary