

**CAMPUS WALK HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES**

**DATE:** July 27, 2009  
**TIME:** 5:00PM  
**PLACE:** Study Lounge

**CALL TO ORDER:**

The Meeting was called to order at 5:00 PM.

**ROLL CALL:**

Jeremy Moselle - President  
Lance Gatewood– Vice President  
Cynthia Haines – Secretary  
Daniel Bloss - Treasurer  
Absent: Kathleen Kinley – Member at Large

Management

Representatives: Debbie Tolton  
Kim Lax, CAAM CMCA, AMS

**QUORUM: (3)**

A quorum was present to conduct a lawful meeting.

**HOMEOWNERS' INPUT / ATTENDANCE:**

Unit 115 & 119 – Duane Bateman

- **Expressed concern regarding the lawsuit and referred to letter sent by the attorney representing the company who just took over the units owned by the developer**

Unit 238, 226 & 220 – Sandra Lawhon

- **Questioned how the attorney was selected**
- **Were other attorneys interviewed**
- **Has the board seen the votes from the homeowners approving the lawsuit**
- **Asked who received the votes**
- **Questioned if the lawsuit had been recorded**
- **Ms. Lawhon reported that she owned this complex 17 years ago and had problems with the roof at that time.**

Sheila Casadei-Martin – guest

The board will be meeting with John Chaix, who is representing the Homeowners in the construction defect lawsuit this next week. The Board of Directors will advise homeowners of the status of the lawsuit after meeting with John Chaix.

## **APPROVAL OF MINUTES OF LAST MEETING**

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of June 9, 2009. Motion was seconded. Motion passed unanimously.

## **PRESIDENT'S REPORT – Mr. Moselle**

A formal report was deferred.

## **RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:**

Ms. Tolton reported on the expenses paid by Cadden Management on behalf of the HOA amounting to \$353.53 for the purchase of tools to accomplish landscaping tasks.

- A **MOTION** was made to ratify the expenditures of \$353.53 paid by Cadden Management on behalf of the HOA. Motion was seconded. Motion passed unanimously.

Discussion followed on office equipment previously purchased by the association (laptop & printer).

## **GATES:**

The approved repairs to the gates have been completed. Ms. Tolton reported to the Board the problems currently being experienced with the locks & Kant slams. Ms. Tolton will schedule meeting with Antech & Mr. Moselle to walk property and come up with solution. Will also pursue maintenance contract to be reviewed at next Board meeting.

## **TOWING COMPANIES**

The Board of Directors reviewed the proposals submitted by towing companies.

- A **MOTION** was made to hire Bronco Towing as the new tow company. Motion was seconded. Motion passed unanimously.

New signs will be provided at no additional cost. They will incorporate on-call charges in their fee.

## **TOWING PROCEDURE:**

Cadden Community Management updated the Board of Directors that Dictograph reviewed and approved the parking policy and towing procedure. The parking and towing policy will be included in the newsletter to be e-mailed to all homeowners and mailed to the homeowners who have not provided their e-mail addresses. The Board agreed with requesting homeowners to incorporate the policy into their lease to ensure all tenants are aware.

### • **ACTION TAKEN:**

1. Management will continue to provide warnings during the day. Vehicles not following procedure will be towed in the evening.
2. New parking permits will be available August 1<sup>st</sup>. Residents picking up their permit will sign a copy of the tow & parking policy which will be kept on file and receive a copy for them to take.

3. Grace period for not displaying the new parking permit will end the day after the September board meeting.
4. Board approved painting all wheel stops white with "PERMIT ONLY" in black lettering.

### **MANAGER'S REPORT:**

The Board of Directors reviewed the written report of Manager's action items which included: General correspondence / e-mails ; copy of incident report filed w/police department; bankruptcy notification; additional correspondence from Williams, Cohen & Gray (have copied developer); bids for trimming palm trees, security cameras and fire extinguishers.

### **ACTION TAKEN:**

- **Palm Tree Trimming** – Board reviewed bids provided by Desert West Tree & Landscape and Environmental Control.

A **MOTION** was made to hire Desert West Tree and Landscape to trim the palm trees by the pool for the amount of \$350.00. Discussion ensued. Motion was seconded. Motion passed with 3 in favor and 1 no. It was agreed by the board that from this point forth the palms would be trimmed in mid-July.

- **Fire Extinguishers** – Board reviewed bid presented by FireMaster. After discussion it was agreed that proposal was not clear. Management will contact representative and get additional information. It was agreed by the board that should the bid be more than \$1200 the Board will take action in lieu of new amount.
  1. After service has been completed, management will contact Fire Marshall for an inspection.
  2. Extra glass pieces will be on-site for maintenance man to replace.
- **Security Camera** proposals – The board reviewed two (2) proposals provided by Accura Systems (\$9,114.77) and Protection One (\$4,058.55). After much discussion including consideration of a special assessment, the Board agreed to table this project due to the dollar amount and lack of funds. Will keep proposals on file.

### **POOL FILTER REPAIR :**

The Board of Directors reviewed the proposals to repair the pool filter from Pool Connection and Economy Pools. Discussion ensued whether to replace the entire filter or repair laterals and replace the sand.

- A **MOTION** was made to hire Pool Connection to replace laterals and sand in the amount of \$500.00. Motion was seconded. Motion passed unanimously.

### **DICTOGRAPH – SECURITY GUARD / PATROL:**

The Board of Directors agreed to reinstate patrol guard service at Campus Walk effective August 10, 2009. Discussion ensued on security measures the week school begins.

- **ACTION TAKEN:**

- Management to get bid for additional coverage for the week of August 20 – August 26<sup>th</sup> from 1pm to 3am daily.
- Management to check with insurance coverage on coverage for security guards hired by the association.

**ITEMS AS WARRANTED:**

- The board reviewed an e-mail from a homeowner expressing concern on the lawsuit. Referred to topic discussed earlier.
- Board discussed the condition of existing pool furniture. Requested having the maintenance man remove and store all broken furniture until a final decision is made.
- Management will get quotes on replacement furniture.
- Management will pursue quotes for reupholstering the existing pool cushions.

**YEAR END PROJECTIONS**

The Board of Directors reviewed the year-end projections submitted by Cadden Community Management. It was recommended to suspend Reserve contributions for the year to assist in handling the maintenance expenses. Discussion ensued on 2010 Budget – Board may consider adding “Vandalism” as a line item.

- **ACTION TAKEN.** The Board of Directors agreed to table this item until the next scheduled Board of Directors meeting.

**TREASURER’S REPORT – Mr. Bloss :**

**June Financials:**

Operating (US Bank)	\$ 4,400.49
Petty cash	\$ 100.00
Reserve (US Bank)	\$58,025.85
Delinquent Fees	\$10,512.76
Prepaid Fees	\$15,868.54
Unpaid Bills	\$ 2,316.00 (now paid)

A **MOTION** was made to accept the Treasurer’s Report for the period ending June 30, 2009. The motion was seconded. The motion passed unanimously.

**NEXT MEETING DATE:**

The next Board meeting date is currently scheduled for August 22, 2009. Board training will be held prior to the board meeting.

**ADJOURNMENT:**

- A **MOTION** was made to adjourn the regular business meeting. Motion was seconded. Motion passed unanimously.