

# **Campus Walk Condominiums Homeowners Association Board of Directors Meeting Monday, January 12, 2009**

**Present:** Vincent Catalano – Vice President, Lance Gatewood – Treasurer and Cynthia Haines – Secretary (via phone). Also present were Andrew Way and David Way representing Y Cross Management.

**Absent:** Jeremy Moselle – President and Pamela Farris – Member at Large.

## **Call to Order**

The meeting was called to order at 5:10 p.m.

## **Resident Comments**

### Duane Bateman Units #115 & #119

- Wanted to discuss the \$35.00 per month increase in assessments.  
**The Association was running a deficit with all the repairs and maintenance issues. Reserve Funds were used to pay expenses. The Board voted to increase the assessments in order to pay expenses and build the reserve account. The Association is anticipating reimbursement from the construction defect lawsuit. The assessment was not sufficient from the beginning to cover expenses and fund the Reserve Fund.**
- The Homeowner also expressed concern about the length of the downspouts and water leaching.

## **Action Items**

- The pool drains were updated and brought into compliance with the Virginia Graeme Baker Safety Act.
- Dictograph Security was hired and started on New Years Eve.
- Oscar was given the authorization to purchase the sump pump for the boiler room.
- Still working on scheduling Rincon to repair the mansard windows and hope to have it completed by the end of the month.
- An additional bid was obtained for trimming the palm trees.

## **Approval of Meeting Minutes from November 25 and December 8, 2008**

**A motion to approve the November 25, 2008 and December 8, 2008 meeting minutes as written was made, seconded and passed with a unanimous vote.**

## **President's Report**

- No Report

## **Financial Report**

- Financial statements for November and December 2008 were provided for the Board to review.

- A breakdown for Oscar's time pressure washing and cleaning the laundry room was provided. He spends 18 hours per month pressure washing and 4 hours per month cleaning the laundry room. He is also paid \$1,300.00 per month for landscaping.
  - Delinquencies were reviewed.
  - The Board reviewed the collection process.
- A motion to approve the November and December 2008 financials as presented was made, seconded and passed with a unanimous vote.**

### **Management Report**

- Financial statements for the month ending 12/31/08 were provided to the Board. The Balance Sheet dated 12/31/08 reflects a checking and operating account balances of \$11,987.00 and a money market account balance of \$48,199.00. Along with other receivables, the current total assets of the Association are \$88,676.00.
  - As of 01/12/09 only seven Homeowners have delinquent balances of \$400.00 or more.
  - Current Liabilities total \$8,166.00, which includes Prepaid Owner Assessments and Accounts Payable.
  - The manager is recording the CC&R enforcement with assistance from the maintenance supervisor. The last inspection was conducted on January 6, 2009 with one trash violation noted.
  - The security company reported a few gates that have been broken again.
  - Working with Cadden Community Management to coordinate the change in management.
  - Incorporated changes and finalized the 2009 Budget per the instructions of the Board.
  - Scheduled E-Konomy Pools to complete the work in bringing the pool drains into compliance.
  - Contacted Rincon Roofing to inform them of the Board's approval of the proposal to repair the leaking mansard windows and trying to schedule the work with the tenants.
  - Signed a contract with Dictograph Security and coordinated the transfer from Rankin Security.
  - Arico Plumbing unclogged the drains in the southwest utility room adjacent to the parking lot. A sump pump was purchased for this room. Drains in the pool utility room were also unclogged.
  - An additional bid to trim the palm trees in the pool area was obtained.
- A motion to approve the bid from Environment Control in the amount of \$333.00 to trim the palm trees was made, seconded and passed with a unanimous vote.**
- Coordinated the repair of roof leaks in Units #201, #210 and #224 with the tenants and Arizona Leak Force.
  - Signed a contract with Antech Gates for work listed in the proposal approved by the Board at the November meeting.
  - Instructed Oscar Sanchez to purchase a sump pump for the utility room as authorized by the Board at the November meeting.
  - Dictograph reported several gates that are not closing properly. Antech will inspect the gates for repair.

### **Unfinished Business**

#### Gates

- Discussed earlier in the meeting.

#### Trash Dumpsters

- Waiting on a reply regarding the dumpster from fraternity representative Wayne Dawson.

- The Board had discussed leasing space #83 for Lot #105 since the dumpster is blocking his space. The parking space is owned by Board member Cynthia Haines.
- The dumpster was placed in the only area that was approved by the City of Tucson.  
**A motion to rent space #83 for \$50.00 per month until August 1, 2009 for Lot #105 to use was made, seconded and passed with a unanimous vote.**

#### Security Company

- The new company has been more consistent in their service and providing reports.
- They spend approximately one hour each visit inspecting all suspicious areas.

#### Lights

- The Board discussed changing the lights to a photocell rather than a timer.  
**A motion to have Oscar investigate pricing to change the lighting from timers to photocell was made, seconded and passed with a unanimous vote.**

#### **New Business**

##### Management Transition

- Accounting information and an owner list was given to Cadden Community Management.
- The 2008 AP files, Reserve Study, Association Documents on disc, construction defect information and plat maps will be provided.
- The Annual Meeting will be postponed until the transition is completed. Homeowners will be notified of the meeting date change.

#### **Next Board Meeting**

- The next Board meeting is scheduled for February 9, 2009.

#### **Adjournment**

***With no further business to discuss a motion to adjourn the meeting 6:00 p.m. was made, seconded and passed with a unanimous vote.***

Respectfully submitted by:  
Tammie Hall, for Y Cross Management