

- **ACTION TAKEN.** The Board of Directors instructed Management to ask Antech for a more permanent solution to this repair. Will present at next Board meeting.

TERMITE PROTECTION RENEWAL:

The Board of Directors reviewed renewal of termite protection program with Burns Pest Elimination.

- A **MOTION** was made to table further discussion until the next scheduled Board meeting and more information has been provided on the warranty.

PHONE BUILDING ROOF REPAIR:

The Board of Directors reviewed the bid presented by Tom Lindsay to construct new roof structure in the amount of \$730.00.

- A **MOTION** was made to offer \$650 and accept no more than \$100 additional to slant roof. The motion was seconded. The motion passed unanimously.

UNIFORM SIGNAGE (FOR RENT & FOR SALE):

The Board of Directors reviewed revised sign and bids presented by Sign-a-Rama and Sign Up of Tucson.

- **ACTION TAKEN.** The Board of Directors approved the sign layout. Mr. Gatewood will ask Sign-a-Rama if they can match the bid presented by Sign-Up. Will inform Board and management.
- Management to get prices on “For Rent” and “For Sale” signs using the standard dimensions.

MANAGER’S REPORT:

The Board of Directors reviewed the written report of Manager’s action items.

ITEMS AS WARRANTED:

The Board of Directors will review additional items as required.

- Selection of CPA for 2009 taxes and compilation – A **Motion** was made to have Larry Recker handle the 2009 taxes and compilation. Motion was seconded. Motion passed unanimously.
- Insurance offer from CAU to purchase extended reporting period endorsement - A **Motion** was made to not accept the extended reporting period endorsement for both D&O and EIL being offered by CAU. The motion was seconded. Motion passed unanimously.
- Reviewed ARC Balcony request for Unit 135, 123, 126, 230 for balcony furniture - A **Motion** was made to approve the ARC requests for unit 123, 126, and 230. Motion was seconded. Motion passed unanimously.
- Management will contact unit 135 for information on the steel chair they wish to have on their balcony.

- Management will get legal counsel on liability of Association having keys to some units in case of emergency. Will report at next Board meeting.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

Ms. Tolton reported on expenses paid by Cadden Management on behalf of the HOA in November.

- A **MOTION** was made to ratify the expenditures of \$121.26 paid by Cadden Management on behalf of the HOA in November, 2009. Motion was seconded. Motion passed unanimously.

TREASURER’S REPORT – Mr. Bloss :

November Financials:

Operating (US Bank)	\$12,671.45
Petty cash	\$ 100.00
Reserve (US Bank)	\$64,868.26
Delinquent Fees	\$11,514.06
Prepaid Fees	\$14,988.85
Unpaid Bills	\$ -0-

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

Management will email a breakdown of Maintenance hours to the Board of Directors along with a breakdown of expenses coded to “General Maintenance and Repair” .

NEXT MEETING DATE:

The next Board meeting is scheduled for January 21, 2010 at 5:00 p.m. in the study lounge at Campus Walk.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 6:50p.m. Motion was seconded. Motion passed unanimously.

Board convened to Executive Session.