

- A **MOTION** was made to accept the un-reconciled Treasurer's Report for the period ending February 28, 2009 with the understanding that a reconciled financial packet would be e-mailed to all Board members. The motion was seconded. The motion passed unanimously.

Mr. Price reviewed the Executive Summary of the Reserve Study dated June 23, 2008 for the 2009 year. There is concern that the projected starting reserve balance is stated at \$113,256 when currently there is \$48,260.61 in Reserves. In reviewing the financials briefly it appears that contributions were never made into the Reserve, that funds were placed in the "General Operating Fund".

- **ACTION TAKEN:** Mr. Price will construct an excel worksheet based upon the recent reserve study which will help clarify the short and long term status of the fund, and include current fund balances. This will be completed for review at the next Board of Director's meeting.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA :

Mr. Price reported on expenses paid by Cadden Management on behalf of the HOA amounting to \$442.78 for the month of February:

- A **MOTION** was made to ratify the expenditures of \$442.78 paid by Cadden Management on behalf of the HOA. The motion was seconded. The motion passed unanimously.

2009 ANNUAL MEETING

The Annual Meeting notice was mailed to homeowners on February 19th. Board positions will be determined immediately following the meeting. As a service, Cadden Community Management provides training to incoming Board members. CCM is hosting a new Board training session on Saturday, April 18th at the Manning House.

- **ACTION TAKEN:** The Board of Directors agreed for Cadden Management to determine the appropriate method of counting the ballots.
- **Discussion** followed on amending the by-laws to stagger Board positions/terms to ensure continuity. No decisions were made.

GATES:

The Board of Directors reviewed the report submitted by Mr. Price regarding the gates. Discussion occurred regarding consolidating the two gates facing 2nd Street to one gate – no decision was made at this time.

- **ACTION TAKEN:** The Board of Directors agreed to form a Gate Committee which will consist of Mr. Price and Mr. Moselle. Mr. Price will put together specs which will be presented to three companies for bid. Results will be presented at the next regular Board of Director's meeting. The dollar amount spent on gate repairs in 2008 will also be reviewed.

- On-Site Manager is to continue charging \$10.00/gate & pool key. It was noted that there are some owners who have never received the original 2 keys.

TOWING

The Board of Directors reviewed the legal opinion obtained by the HOA attorney and the presented options.

- **ACTION TAKEN.** Management will contact the attorney and confirm if specific signage will assist in waiving the HOA's liability should damage occur during towing if random/resident towing is allowed. Based on that information the Board of Directors will instruct Management how to proceed with the towing policy.

DUMPSTERS:

Ms. Tolton updated the Board of Directors on the details of relocating the City of Tucson dumpsters in order to re-gain the parking spaces. The Board of Directors determined that the bids were too high. Discussion followed on whether to angle parking spots.

- **ACTION TAKEN.** The Board of Directors instructed Management to contact Speedy Striping for a bid based on a diagram provided by Mr. Catalano, which will include the two additional spots needed. To be reviewed at the next Board of Director's meeting.

INSTALLATION OF DOG AREA

Reviewed costs presented by Oscar Sanchez to install a doggy run in the courtyard. Discussion followed.

- **MOTION** was made to approve Management to purchase one (1) Dogi Pot Station (D98123) in the amount of \$199.00 from AZ Partsmaster to be installed in the NW courtyard near the cement bench. The Motion was seconded. Motion passed unanimously.

LIGHTING:

The Board of Directors reviewed the proposals submitted for installing light sensors.

- **ACTION TAKEN:** The Board of Directors agreed that no action was necessary at this time. Management will take on the responsibility of manually checking lights 2x a month to ensure working properly and light bulbs changed on a regular basis.

CENTRAL ALARM:

The Board of Directors reviewed the proposal/contract submitted by Central Alarm to include cost of \$420 to relocate alarm to new HOA office.

- **ACTION TAKEN:** The Board of Directors agreed to defer to Management to accept an agreement with a re-negotiated lower monthly charge plus cost to relocate alarm to the HOA office.

MANAGER'S REPORT:

The Board of Directors reviewed the written report of Manager's action items. Discussion on the following ensued:

- Pressure washer – Ms. Tolton will investigate whether one was purchased on behalf of the HOA last year.
- Priority to be given in scheduling the mansard window repair with Rincon Roofing. If not interested recommended contacting Dry Roof Solutions and Trinity Roofing. Repairs must be completed prior to July.
- MOTION was made, seconded and unanimously passed for quarters to be sold in the HOA office during regular hours of operation, not to exceed \$100.
- The Board of Directors requested that John Chaix be contacted and asked to provide a full summary/update to be presented at the Annual Meeting. The Board would like to receive this update a couple of days prior to meeting in order to review.
- MOTION was made, seconded and unanimously passed to spend \$15.95 to reserve a website for one year and pay \$3.95/mo to maintain. The site to be www.campuswalkhoa.com. Ms. Haines to make the initial arrangements and Ms. Tolton to maintain and keep site updated.
- It was agreed that Board meeting notification would be via e-mail not mail to all homeowners at least 5 days prior to meeting with an attached agenda.
- CONSENT was made to cancel any agreements with ALLTECH until further notice. No names/information required to be inputted at this time. Mr. Price recommended it be handled internally. Alltech will be included in the bidding process for the gates.

WORK ORDERS

The Board of Directors review the work order report submitted by Ms. Tolton.

- **ACTION REQUIRED:** Ms. Tolton to make arrangements to have the flags out front removed.

ITEMS AS WARRANTED:

The Board of Directors will review additional items as required.

- Signing authorization to close checking accounts (under Y-Cross) was completed.
- Reviewed invoice from Alltech Gate Systems (inputting gate codes). Discussion followed and it was determined to cancel all agreements until further notice.

NEXT MEETING DATE:

The date for the next Board meeting to be determined by the new Board of Directors, after the annual meeting.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 7:20pm.