



Operating (US Bank)	\$ 3,845.04
Reserve (US Bank)	\$58,016.32
Delinquent Fees	\$10,032.30
Prepaid Fees	\$17,347.13
Unpaid Bills	\$ 1,914.32

A **MOTION** was made to accept the Treasurer's Report for the period ending May 31, 2009. Motion was seconded. Motion passed unanimously.

Mr. Bloss distributed spreadsheet he had prepared to the board to review.

- Reviewed past-due assessments and collection policy.
- Discussed discontinuing cable service to units who were in arrears with dues. Management will contact Cox Cable and report findings.
- Reviewed collection policy: Friendly reminder/statement, 2<sup>nd</sup> is warning account will be sent to collections. 3<sup>rd</sup> letter they are in collections.
- Management will contact attorney handling one account to get a total of monies collected and requesting that the association receive some of this money.

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

Mr. Price reported on expenses paid by Cadden Management on behalf of the HOA amounting to \$125.30.

- A **MOTION** was made to ratify the expenditures of \$125.30 paid by Cadden Management on behalf of the HOA. Motion was seconded. Motion passed unanimously.

#### **GATES:**

The Board of Directors reviewed the recommendation to repair the gates presented by the Gate Committee. (Antech & Intel). Mr. Price provided five (5) addendums from Antech. Board agreed to review maintenance agreement at the next meeting.

- A **MOTION** was made to hold off reserve payments for two months to pay for the gate repair. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to accept Antech's proposal with the five addendums. Motion was seconded. Motion passed unanimously.

#### **TOWING PROCEDURE:**

The Board of Directors discussed and reviewed amended parking policy and towing procedure with two minor changes (times listed to be changed to "during office hours").

- A **MOTION** was made to approve the amended parking policy and towing procedure. Motion was seconded. Motion passed unanimously.

Board reviewed the various towing companies, location of their drop lot and those who are willing to attach on-call fee to their towing charge.

- **ACTION TAKEN.** The Board of Directors will review actual contract agreements from the two finalists at the next board meeting.

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

The Board of Directors reviewed written report from Manager. Included for review/discussion was:

- Number of fire extinguishers required – **Manager waiting on 2 bids**
- Attorney update – list of mansard window repairs by AV Builders 6/1/09
- Bid/proposal from Troop Aluminum to install gutters in stairwells
- Bid/proposal – exterior landscaping clean/up (2) – **denied – will handle clean-up internally**
- Report if gas BBQ is operational- **not operational**
- John Chaix's Request for information. **Management will provide the boxes of information from previous management company.**
- CPA Compilation Report on '08 from previous management company (\$600)
- Request by new HO to inform owners of financing & re-financing issues –**Management will send out e-mail to all homeowners requesting sending in updated information as well as tenant information. Did amend form to ask whether family member residing in unit.**
- Correspondence from Williams, Cohen & Gray – Jeremy McGlasker –**Management has not received any further correspondence.**
- City of Tucson inspector request for railing. **Management currently accepting bids.**
- Manager will be on vacation from June 22-26. Office coverage will continue during this time by Management Company.
- Reviewed e-mail from homeowner regarding lack of parking spot. **Management will contact homeowner.**
- Reviewed e-mail to homeowners if interested in renting parking spot during the summer. Will keep a list in the office to hand out to interested tenants. **Board approved.**

### **DICTOGRAPH - SECURITY GUARD / PATROL – Jeremy Moselle:**

The Board of Directors reviewed whether to continue suspending security / patrol until students return to class.

- A **MOTION** was made to continue with the suspension for another month. Motion was seconded. Motion passed

### **CAMPUS WALK LANDLORD GROUP/ Lance Gatewood:**

Mr. Gatewood requested the purchase of two aluminum sunbursts to be attached to the current Campus Walk signs to bring attention to the rental listings on the website for Campus Walk HOA.

- A **MOTION** was made for the HOA to pay for two (2) signs to be attached to the current Campus Walk signs for \$215.00. Discussion ensued. Motion was passed with 3 ayes and 1 nay.

**ITEMS AS WARRANTED:**

The Board of Directors reviewed an ARC request for the installation of wood flooring in Unit 210 (sample included).

- A **MOTION** was made to approve the ARC request with the stipulation that the cork sound barrier be used. Discussion ensued. Motion passed.

**ONE-ON-ONE BOARD TRAINING:**

The Board of Directors agreed on scheduling the training for Saturday, August 22<sup>nd</sup>, 2009. All board members will be present. Discussed holding the board meeting immediately after the training.

**NEXT MEETING DATE:**

The next Board meeting will be scheduled for Saturday, August 22, 2009. Time TBD.

**ADJOURNMENT:**

- A **MOTION** was made to adjourn the regular business meeting at 8pm. Motion was seconded. Motion passed unanimously.