

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

DATE: August 4, 2010
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 4:45 p.m. by Vice President, Lance Gatewood.

ROLL CALL:

Lance Gatewood– Vice President

Daniel Bloss - Treasurer

Cynthia Haines – Secretary

Kathleen Kinley – Member at Large

ABSENT: Jeremy Moselle - President

Management

Representative:

Debbie Tolton

QUORUM: (3)

A quorum was present in order to conduct a lawful meeting.

HOMEOWNERS' INPUT / ATTENDANCE:

- Daniel Bloss – Unit 235 – water leak in unit on July 20th.

A **MOTION** was made to have management have a roofer identify location on roof drains in all buildings. Motion was seconded. Motion passed unanimously.

ACTION: Management to have maintenance identify units which have a drain going thru their unit.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of May 24, 2010. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

The Board of Directors reviewed Manager's written report.

- ACTION items:
 - Extended office hours – week of 16th 11am-4pm, Sat 8/21 11-3pm; week of August 23rd 10am-3pm
 - Bicycles – management to tag all bicycles. Residents must remove tags by September 15th to claim bikes. Bikes with tags will be donated. Tags are to be bright so they are easily visible.

- Security schedule: Weekend schedule everyday beginning August 19th through and including September 6th. Regular schedule will commence beginning September 7th.

ITEMS AS WARRANTED:

The Board of Directors reviewed following items:

- Reviewed and approved Service Contract for Refuse provided by City of Tucson.
- A **MOTION** was made to replace chip in East electronic gate at a cost of \$500.00 plus labor. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to purchase pool furniture not to exceed \$500.00 on three umbrellas and balance remaining on chairs (plastic Adirondack). Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to accept warranty program for Central Alarm for an additional \$14 per month. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to arrange to change pool lock / Study Lounge door to be the same lock as gates. Motion was seconded. Motion passed unanimously.
- Board authorized management to solicit bids on roof restoration for buildings 4, 5, 6 & 7 as scheduled in the Reserve Study.
- A **MOTION** was made to accept bid to redo roof hatch, replace stucco & paint – near HOA office not to exceed \$750.00. Motion was seconded. Motion passed with 3 ayes and 1 nay.
- A **MOTION** was made to accept the carpet bid to replace pad in Unit 226 due to roof pipe drain breaking. Motion was seconded. Motion passed unanimously.

PAINTING OF WALKWAYS & STAIRWELLS:

Board of Directors reviewed bids submitted from: Sherwin Williams; Authentic Construction, Corona Painting; Pro-Mark Painting.

- A **MOTION** was made to accept the cost of paint from Sherwin Williams and to have Paul Garcia paint designated stairwells and walkways in the next week not to exceed a total of \$500.00 for both paint and labor. Remaining areas will be painted during Winter Break. Motion was seconded. Motion passed unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- A **MOTION** is made to ratify the expenditures of \$239.83 paid by Cadden Management on behalf of the HOA in June 2010. Motion was seconded. Motion passed unanimously.

ANNUAL MEETING:

Annual Meeting will be held Sunday, October 10th at 1pm in the study lounge in conjunction with Parents Weekend.

- **ACTION:** Management to include on the Ballot a By-law amendment to stagger Directors' terms to reflect (3) 2-year and (2) 1-year terms to ensure continuity.
- Mr. Gatewood will not run for re-election.

TREASURER'S REPORT – Mr. Bloss :

May Financials:

Operating (US Bank)	\$ 5,297.03
Petty cash	\$ 100.00
Reserve (US Bank)	\$77,739.28
Delinquent Fees	\$21,185.44
Prepaid Fees	\$13,399.35
Unpaid Bills	\$ --

A **MOTION** was made to accept the Treasurer's Report for the period ending May 31, 2010. Motion was seconded. Motion passed unanimously.

June Financials:

Operating (US Bank)	\$ 17,826.43
Petty cash	\$ 100.00
CCM Collections	\$ (288.21)
Reserve (US Bank)	\$82,418.73
Delinquent Fees	\$17,056.89
Prepaid Fees	\$15,196.44
Unpaid Bills	\$ --

A **MOTION** was made to accept the Treasurer's Report for the period ending June 30, 2010. Motion was seconded. Motion passed unanimously.

Treasurer, Mr. Bloss, requested that his report be moved to the beginning of the agenda.

NEXT MEETING DATE:

The next Board meeting is scheduled for Wednesday, September 22, 2010 at 4:00 p.m.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 7:05 p.m. Motion was seconded. Motion passed unanimously.