

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

DATE: February 22, 2010
TIME: Immediately following Executive Session
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:30 p.m. by Jeremy Moselle, Board President.

ROLL CALL:

Jeremy Moselle - President	Lance Gatewood– Vice President
Cynthia Haines – Secretary	Daniel Bloss - Treasurer
Kathleen Kinley – Member at Large	

Management

Representative: Debbie Tolton

QUORUM: (3)

A quorum was present to conduct a lawful meeting.

HOMEOWNERS' INPUT / ATTENDANCE:

Duane Bateman, Homeowner, Units 119 & 115.

Addressed to the Board an issue the recent rains have caused in his Unit 119 – the scupper is leaking into his unit box. Would like to add a collection box to divert the water. Should cost approximately \$200.00. Will coordinate with Management.

- **MOTION** was made to approve the expenditure of \$275.00 or less to install the diverter. Motion was seconded. Motion was approved unanimously.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of January 21, 2010. Motion was seconded. Motion passed unanimously.

ANNUAL MEETING :

- A **MOTION** was made to adopt the Resolution effective February 22, 2010 to move the Annual Meeting to the month of October. Motion was seconded. Motion passed unanimously.

UNIFORM SIGNAGE (FOR RENT & FOR SALE)

- The Board of Directors approved the letter to be mailed out to the homeowners.
- The Board of Directors approved the Sign Policy to be mailed out to the homeowners.
- Mrs. Haines ordered the frames to be mailed directly to management to be installed in front of each unit under the unit number.
- Sign size to be 11x14.

REPLACEMENT OF POOL FURNITURE / REUPHOLSTERING :

- **A MOTION** was made to have management purchase six (6) plastic lounge chairs not to exceed \$130.00 each and to eliminate all existing pool furniture. Motion was seconded. Motion passed unanimously.

REMODEL POLICY:

- **ACTION TAKEN.** Tabled for discussion until next board meeting.

MANAGER'S REPORT:

The Board of Directors reviewed the written report of Manager's actions.

ITEMS AS WARRANTED:

The Board of Directors will review additional items as required.

- **A MOTION** was made to renew the website address for 10 years for \$159.50. Motion was seconded. Motion passed with 4 ayes and 1 no.
- **A MOTION** was made to replace the wood in the south monument for an additional \$180.00. Motion was seconded. Motion passed unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

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

- **A MOTION** was made to ratify the expenditures of \$1,252.96 paid by Cadden Management on behalf of the HOA in January 2010. Motion was seconded. Motion passed unanimously.
- Treasurer requested a copy of invoices to be emailed when received by management.

TREASURER'S REPORT – Mr. Bloss :

January Financials:

Operating (US Bank)	\$13,300.21
Petty cash	\$ 100.00
Reserve (US Bank)	\$69,056.96
Delinquent Fees	\$15,967.99
Prepaid Fees	\$13,344.63
Unpaid Bills	\$ --

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

NEXT MEETING DATE:

The next Board meeting to be scheduled for Monday, March 29, 2010 at 5pm.

ADJOURNMENT:

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