

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

DATE: October 10, 2010
TIME: 2:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order by Jeremy Moselle at 2:00 p.m.

ROLL CALL – ORGANIZATION OF POSITIONS:

Jeremy Moselle	Cynthia Haines
Larry Grove	Donna Catalano

ABSENT: Daniel Bloss

Management

Representative: Debbie Tolton

A **MOTION** was made to appoint Larry Grove and Donna Catalano to the Board of Directors. Motion was seconded. Discussion ensued. Mr. Grove addressed the Board and disclosed that over 10 years ago his company worked with Sand and Sea developing projects in California and he did have a working relationship with the principal holders of the company. Email from Mr. Grove outlining his work history will be included with these minutes as a permanent record. Motion passed unanimously.

Board positions were selected as follows:

Jeremy Moselle - President	Daniel Bloss - Treasurer
Cynthia Haines - Secretary	Larry Grove – Member at Large
Donna Catalano – Vice President	

QUORUM: (3)

A quorum was present with 4 Directors to conduct a lawful meeting.

HOMEOWNERS' INPUT / ATTENDANCE:

Sheila Casedei-Martin was in attendance representing homeowner of Unit 211.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of September 23, 2010. Motion was seconded. Motion passed with 3 ayes. Mr. Grove abstained.

TREASURER'S REPORT:

September Financials:

Operating (US Bank)	\$20,642.31
Petty cash	\$ 100.00
Reserve (US Bank)	\$95,462.96
Delinquent Fees	\$21,842.31
Prepaid Fees	\$15,616.84
Unpaid Bills	\$ --

A **MOTION** was made to accept the Financials as submitted for the period ending September 30, 2010. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

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

- Due to illegal download of movie on the WIFI in the study Lounge a password will be placed on the site. Residents will need to sign waiver prior to receiving the password. Manager to notify residents via Facebook.

ROOF REPAIRS:

A **MOTION** was made to pay the submitted invoices by Roof USA totaling \$1,093.05 from operating. Motion was seconded. Motion passed unanimously. and designate operating or reserve account.

BUDGET / RESERVE REVIEW:

- The Board of Directors reviewed preliminary Budget figures. Reserve information was provided. Further discussion was tabled until the next Board meeting.
- Management to inquire terms of loan for roof repair.
- Report on roof was presented by Copper Valley Construction.

ITEMS AS WARRANTED:

- Correspondence from Fraternity regarding trash receptacle. Board would like to proceed with agreement / payment plan to be outlined and reviewed.

NEXT MEETING DATE:

The next Board meeting will be held November 10, 2010 at 5:00 p.m. in the Study Lounge.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 3:00 p.m. Motion was seconded. Motion passed unanimously.

From: Larry Grove [grove@subdivision.net]
Sent: Wednesday, October 06, 2010 11:54 AM
To: Debbie Tolton2
Subject: CAMPUS WALK BOARD MEETING - October 10
Attachments: Nomination to Board Form.pdf

Hi Debbie,

Attached is the completed nomination form (I guess) needed to volunteer to run for the Board.

I had a nice conversation w/ Cynthia Haines last week (Units 207, 208 & 110) re. probable Board time requirements and issues being handled this next year.

I did clarify my business background for her, over the last 34 years my company has worked on/created thousands of new construction, conversion, residential & commercial Common Interest Developments ("CID's"), mostly in California.

1) My background is with California law and the CA Department of Real Estate (some federal HUD, FHA/VA and FNMA & FHLMC experience also). I've only worked on a handful of AZ projects, none of which were in the last 10 years.

2) Presently we do very little work with existing CID's (and we only work with existing projects that we created initially) and haven't been involved with an Association vs. Developer lawsuit since the late 80's early 90's.

3) Finally and most importantly, I & others in my company worked for the development arm of Sand & Sea (Tracy Mehki, Anna Marie Bernard and Malcolm Davies) in the creation of probably 20 (+/-) projects during a time span from the late 90's thru mid 2000's in SoCal. I don't believe we've worked for them since (roughly) 2005 and did not assist them with any aspect of the Campus Walk conversion. During the decade-ish that we worked for them we were "business" social friendly as opposed to "personal" social friendly and since wrapping our last project with them, I don't recall speaking with anyone associated with their company.

All of the above points, especially the 3rd one, must be disclosed to anyone considering voting for me to be a Board member from a "conflict of interest" standpoint.

At this moment I plan to be at the Annual meeting this Sunday, October 10th at 2:00 PM. If anything changes, please advise me via my cell phone (619) 922-3115 as well as eMail.

Thanks Debbie,

Larry Grove
(619) 667-2900 Ext 2 – Direct Dial
grove@subdivision.net
CCI
a Consortium of Condominium &
Subdivision Consultants since 1977
Brown & Farmer
a professional law corporation

To be included with
Oct - Minutes