

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

**DATE:** November 10, 2010  
**TIME:** 5:00 p.m.  
**PLACE:** Study Lounge

**CALL TO ORDER:**

The Meeting was called to order by Jeremy Moselle at 5:12 p.m.

**ROLL CALL – ORGANIZATION OF POSITIONS:**

Jeremy Moselle - President  
Cynthia Haines - Secretary

Donna Catalano – Vice President  
Larry Grove – Member at Large

ABSENT: Daniel Bloss - Treasurer

Management

Representative: Debbie Tolton

**QUORUM: (3)**

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

**APPROVAL OF MINUTES OF LAST MEETING:**

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of October 10, 2010. Motion was seconded. Motion passed unanimously.

**TREASURER'S REPORT:**

**October Financials:**

Operating (US Bank)	\$16,287.20
Petty cash	\$ 100.00
Reserve (US Bank)	\$99,645.91
Delinquent Fees	\$20,601.28
Prepaid Fees	\$13,501.69
Unpaid Bills	\$ --

- A **MOTION** was made to accept the Financials as submitted for the period ending October 31, 2010. Motion was seconded. Motion passed unanimously.

## **MANAGER'S REPORT:**

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

- December 2<sup>nd</sup> ASU Football game; scheduled on a Thursday night Board agreed Security will report at 3:00 p.m. until 11:00 p.m.
- Insurance renewal – no increase for 2011.

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

A **MOTION** was made to ratify the expenditures of \$85.27 paid by Cadden Management on behalf of the HOA in October – November 5, 2010. Motion was seconded. Motion passed unanimously.

## **ROOF REPAIRS:**

- A **MOTION** was made to pay pending invoices (#319, 329) from All Struct, LLC amounting to \$1,550 for Unit 235. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to accept bid from All Struct, LLC to repair drywall damage and replace drain to Unit 228. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to accept bid from All Struct, LLC to repair exterior drywall damage totaling \$1,953.00. Motion was seconded. Motion passed unanimously.
- Mr. Grove requested management to forward insurance agent contact information.
- A **MOTION** was made for Management to begin loan process with fees not to exceed \$500.00. Motion was seconded. Motion passed unanimously.
- Board reviewed Engineer information provided by Copper Valley Construction. All Struct LLC 's Engineer is pending. Vince Catalano will provide third bid for Engineer.
- Board reviewed Engineering Report as submitted by John Chaix Law Firm. Costs are missing. Management to request this information.

## **ITEMS AS WARRANTED:**

- Budget meeting scheduled for November 16, 2010 at 5:00 p.m.

## **NEXT MEETING DATE:**

The next Board meeting will be held December 15, 2010 at 5:00 p.m. in the Study Lounge.

## **ADJOURNMENT:**

- A **MOTION** was made to adjourn the regular business meeting at 5:58 p.m. Motion was seconded. Motion passed unanimously.
- Board of Directors convened to Executive Session to review delinquencies and Legal activity.