

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

DATE: May 17, 2011
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:00 p.m. by Jeremy Moselle, Board President.

ROLL CALL:

Jeremy Moselle - President Donna Catalano– Vice President

Larry Grove – Member at Large Daniel Bloss - Treasurer

ABSENT: Cynthia Haines, Secretary

Management Representative: Debbie Tolton

QUORUM: (3)

A quorum must be present to conduct a lawful meeting. Quorum was established with four (4) Directors in attendance.

HOMEOWNERS' INPUT / ATTENDANCE:

No homeowners were present.

PRESIDENT'S REPORT – Mr. Moselle

Security –

A MOTION was made to suspend security until August. Motion was seconded. Discussion ensued. MOTION was modified to reflect that patrols will remain until further evaluation. Motion was seconded. Motion passed unanimously.

On-site staff to be diligent in looking for signs of break-in such as broken windows, doors, etc. when making rounds.

Management to remove “literature” which has been placed in the plastic frames. Advise residents to keep eyes open; security is still present.

Discussed feasibility of “renting” security cameras for problem areas.

APPROVAL OF MINUTES OF LAST MEETING:

- A MOTION was made to approve the Minutes of the regular Board Meeting of April 20, 2011. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT – Mr. Bloss :

April Financials:

Operating (US Bank)	\$ 16,838.60
Petty cash	\$ 100.00
Reserve (US Bank)	\$119,949.73
Delinquent Fees	\$ 28,947.92
Prepaid Fees	\$ 12,686.07
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending April 30, 2011. 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.

- A **MOTION** was made to ratify the expenditures of \$323.03 paid by Cadden Management on behalf of the HOA in May 2011. Motion was seconded. Discussion ensued. Motion passed unanimously.

MANAGER'S REPORT:

- The Board of Directors reviewed the written report of Manager's action items.
- Board reviewed and discussed reimbursement of tow charges for new owner of Unit 222 who had not yet received parking permit to place in vehicle. Further discussion tabled until June's Board meeting.
- Discussion ensued on parking and towing policy. Manager to place on agenda for next month's meeting for further review.
- Manager to discontinue towing until further notice from the Board.

ITEMS AS WARRANTED:

The Board of Directors will review additional items as required.

- Review asphalt bid from Industrial Pavement. Decision tabled until additional bids received for review. Tabled. **(p18)**
- Review Balcony repair bids – Tabled until June's meeting.
- **ACTION TAKEN.** The Board of Directors will instruct Management how to proceed with the above items.

NEXT MEETING DATE:

The next Board meeting to be held on Wednesday, June 15, 2011 at 5:00 p.m. in the Study Lounge.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 6:15 p.m. Motion was seconded. Motion passed unanimously.

Board of Directors convened to Executive Session for review of delinquencies.