

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

DATE: June 12, 2012
TIME: Immediately following Executive Session
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:45 p.m. by President, Donna Catalano.

ROLL CALL:

Donna Catalano, President	Dick Carter, Member at Large
Cynthia Haines, Secretary	Daniel Bloss, Treasurer
ABSENT: Larry Grove, Vice President	
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.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of **May 16, 2012**. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT:

MAY Financials:

Operating (US Bank)	\$ 15,545.98
Petty cash	\$ 100.00
Reserve (US Bank)	\$196,495.87
Reserve (Mutual of Omaha)	\$201,087.31
Delinquent Fees	\$ 12,935.02
Prepaid Fees	\$ 13,027.88
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending May 30, 2012. Motion was seconded. Motion passed unanimously.
- Mr. Bloss reported that there has been an 8.3% increase in the water bills.
- Manager to do a comparison of actual vs. budget and forecast remainder of year. Is the current \$29,000 deficit actual. Review general expenses.

- Manager to request water leak detection tablets from the Water company. Project will be to test all toilets and check faucets for drips. These types of leaks are needlessly spending Association dollars – Homeowners need to be responsible.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- A **MOTION** was made to ratify the expenditures of \$27.35 paid by Cadden Management on behalf of the HOA in June 2012. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

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

- BICAS has been scheduled this next week to remove bikes with tags (unclaimed).
- Approved Manager attending luncheons for HOA and legal issues. Variation on office hours to be posted in window of HOA office.
- Parking spot 88 – trash receptacle so close to spot unable to open passenger door – Manager working with the City on having the trash driver place receptacle further away. Ms Catalano suggested Paul to place barrier (ie., sawhorse) in spot on trash days to assist city to place trash receptacle further away from parking spot.

ITEMS AS WARRANTED:

- Tow Policy Review / Permits. Board agreed to continue using hanging permits for 2012-2013 school year. Tow policy review tabled for July meeting.
- Courtesy Patrol – **MOTION** to change summer schedule to one (1) patrol Sunday – Thursday and 2 patrols Friday and Saturday. Motion was seconded. Discussion ensued. Motion passed with 3 ayes and 1 nay by Cynthia Haines.
- Security doors – further discussion postponed until Fall
- Cable Service - **MOTION** to accept 3 year agreement with Cox Cable to receive Bulk Rate. Motion was seconded. Discussion ensued. Motion passed unanimously. Representative from Cox Cable, Randy Rolland, conferenced in to answer questions from the Board.
- Association to do a better job in communicating the Cable amenity to homeowners and residents.
- Mr. Bloss requested to be advised ahead of time when roof work would begin on his building.

NEXT MEETING DATE:

The next Board meeting will be held Thursday, July 12, 2012 at 5:00 p.m.

ADJOURNMENT:

- A **MOTION** to adjourn the regular business meeting was made at 7:15 p.m.

Respectfully Submitted by:
Debbie Tolton, Minute Taker / Association Manager