

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

DATE: February 28, 2012
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The meeting was called to order by Donna Catalano, President at 5:00 p.m.

ROLL CALL:

Donna Catalano, President	Larry Grove, Vice President
Cynthia Haines, Secretary	Daniel Bloss, Treasurer
Dick Carter, Member at Large	
Management Representative:	John Price and Debbie Tolton

QUORUM: (3)

A quorum was present to conduct a lawful meeting with five (5) Directors in attendance.

SPEAKER – John Price

- Mr. Price presented overview of the roofs. Referenced roof report submitted during litigation. Presented documented roof leaks along with a visual on location of leaks in the past 2 years.
- Reviewed funds currently in Reserve. Not enough to replace all roofs.
- Updated Reserve worksheet for 2012 which will be mailed to all board members.
- Reviewed the three (3) bids recently received. Provides an estimate on what it would cost to replace a roof and cost to perform maintenance.
- Several options available to the Board. Recommend having a third party come out and evaluate roofs, prioritize repairs and put a plan in place for the next 5-10 years on how to proceed with addressing the roof issues.
- **MOTION** was made to accept proposal from Nautilus in the amount of \$2800 to perform an overall inspection to include flat roofs, roof brows at windows, metal mansards, windows and balconies. In addition request specs on the roof repairs to not exceed \$1000.00. Motion was seconded. Discussion ensued. Motion passed unanimously.
- Mr. Price will forward costs for specs to present for bids. In agreement that roof project to begin no later than the end of May.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes for the regular Board Meeting of January 18, 2012. Motion was seconded. Motions passed with 4 ayes. Ms. Haines abstained from vote due to not being in attendance.
- Mr. Bloss confirmed with Manager that homeowners to units with excessive noise on more than 2 occasions had been contacted.

TREASURER'S REPORT:

JANUARY Financials:

Operating (US Bank)	\$ 28,045.96
Petty cash	\$ 100.00
Reserve (US Bank)	\$232,429.11
Reserve (Mutual of Omaha)	\$200,651.74
Delinquent Fees	\$ 12,796.48
Prepaid Fees	\$ 7,917.68
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending January 31, 2012. Motion was seconded. Motion passed unanimously.
- Currently expenses are over budget, primarily with roof and gate repairs.

MANAGER'S REPORT:

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

ITEMS AS WARRANTED:

- Board reviewed correspondence from Homeowner of unit 128 requesting assistance in replacing glass in sliding glass door. Vandals threw rock and broke glass.
- **ACTION TAKEN.** The Board of Directors instructed Management to advise homeowner that glass replacement is the homeowner's responsibility. Recommend running it thru his insurance.

NEXT MEETING DATE:

The next Board meeting is scheduled for Monday, March 26, 2012 at 5:00 p.m..

ADJOURNMENT:

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

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