

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

**DATE:** June 24, 2013  
**TIME:** 6:00 p.m.  
**PLACE:** Study Lounge

**CALL TO ORDER:**

The Meeting was called to order at 6:05 p.m. by President, Donna Catalano.

**ROLL CALL:**

Donna Catalano, President	Jeff Lascala, Vice President
Dick Carter, Treasurer	Daniel Bloss, Secretary
ABSENT: Pam Farris, Member at Large Management	
Representative:	Debbie Tolton

**QUORUM: (3)**

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

**APPROVAL OF MINUTES OF LAST MEETING:**

**MOTION:** to approve the Minutes of the regular Board Meeting of May 16, 2013. Motion was seconded. Motion passed unanimously.

**TREASURER'S REPORT: Dick Carter**

**May 31 Balances:**

Operating (Alliance Bank)	\$ 22,983.56
Petty cash	\$ 100.00
Reserve (US Bank)	\$ 58,773.04
Reserve (Alliance Bank)	\$ 9,186.15
Reserve (Mutual of Omaha)	\$201,592.84
Delinquent Fees	\$ 8,594.87
Prepaid Fees	\$ 13,179.92
Unpaid Bills	\$ -0-

- **MOTION:** to accept the Treasurer's Report for the period ending May 31, 2013. Motion was seconded. Motion passed unanimously.
- Overall finances are in pretty good shape. YTD income is down approximately \$600 from budget. Laundry income is over budget. General Maintenance and Utilities are over budget. Reserves are currently at \$270,000 with \$3,000 in homeowner contribution.

- Main water pipe repair reported in June financial will be approximately \$3,000.

### **MANAGER'S REPORT:**

Manager's written report was reviewed at the meeting.

- Manager will provide utility comparison in each board packet comparing 2012 to 2013.
- In response to homeowner request for group discount on purchase of A/C units, Manager to get prices from 2 companies to be reviewed and how many need to be purchased in order to receive discount.

### **ITEMS AS WARRANTED:**

- **MOTION:** to accept proposal from CB2 Construction in the amount of \$4,310.00 to remodel Laundry Room. Motion was seconded. Motion passed unanimously.
- Board reviewed new statute's which were recently passed: (For Rent and Sale signs (statute 33-1261-C enclosed); Political Signs in condominiums 33-1261(E); Rentals - 33-1260.01 re: rentals
- Board agreed to proceed with walkway resurfacing in summer of 2014. Manager to solicit three (3) companies requesting their opinions on the scope of this project and the services their company can provide with coordinating this project.
- **MOTION:** to approve ARC request to install tile in unit 130. Motion was seconded. Motion passed unanimously.
- **MOTION:** to approve ARC request to install wood flooring in unit 235 submitted by prospective buyers. Sample of sub-floor was provided. Motion was seconded. Motion passed unanimously.
- **MOTION:** to accept bid from All Struct to repair 2 steps in Northwest stairwell in the amount of \$250.00. Motion was seconded. Motion passed unanimously.
- Mr. Bloss advised the Board that his unit sold and is scheduled to close Friday. If all goes thru he will submit his resignation from the Board on Friday.

### **NEXT MEETING DATE:**

The next Board meeting to be held on July 22, 2013 at 6:00 p.m..

### **ADJOURNMENT:**

- A **MOTION** to adjourn the regular business meeting was made at 6:57 p.m.

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