

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

**DATE:** May 8, 2014  
**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	Dick Carter, Treasurer
Suzette Avetian, Secretary	Cynthia Haines, Director
ABSENT: Jeff Lascala, Vice President 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.

**HOMEOWNERS' INPUT / ATTENDANCE:**

None Present.

**APPROVAL OF MINUTES OF LAST MEETING:**

- **MOTION:** to approve Minutes from the April 10, 2014 meeting. Motion was seconded. Motion passed with 3 ayes with Cynthia Haines abstaining due to not attending the meeting.

**TREASURER'S REPORT: Dick Carter**

**APRIL 2014 Balances:**

Operating (Alliance Bank)	\$ 25,914.64
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$139,916.07
Reserve (Mutual of Omaha)	\$201,962.09
Delinquent Fees	\$ 6,312.81
Prepaid Fees	\$ 11,296.63
Unpaid Bills	\$ -0-

- Good month with income exceeding expenses.

- Reserve contribution made. Balance down slightly due to purchase of new laptop for the on-site office.
- Over budget in gates due to necessary repairs.
- Over budget in General Maintenance due to the pipe leaks.
- **MOTION:** to accept the Treasurer's Report for the period ending April 30, 2014. Motion was seconded. Motion passed unanimously.

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

- **MOTION:** to ratify the expenditures of \$202.04 paid by Cadden Management on behalf of the HOA in April / May 2014. Motion was seconded. Motion passed unanimously.

**MANAGER'S REPORT:**

Written report of Manager's duties was reviewed.

- Dictograph will be increasing hourly wage from \$17 hr. to \$18 hr. effective in May.

**ITEMS AS WARRANTED:**

- **MOTION:** to accept offer from Computer Renaissance to purchase old laptop for \$75.00. Motion was seconded. Motion passed unanimously.
- **MOTION:** to purchase 5 chairs and 4 chaise lounges for the pool to bring it up to approved level. Motion was seconded. Motion passed unanimously.
- Walkway update. Board requested contacting roofing company for bid. Further discussion tabled until next meeting.
- Due to Manager being on vacation, June meeting re-scheduled to June 19, 2014.
- Amendment to Bylaw tabled until closer to Annual meeting. Amendment approved as presented.
- Manager to contact A/C companies for special pricing for maintenance. Offer to homeowners which will also serve as a reminder to service their units.

**NEXT MEETING DATE:**

The next Board meeting is scheduled for **Thursday, June 19, 2014** at 6:00 p.m. in the Study Lounge.

**ADJOURNMENT:**

- **MOTION:** to adjourn the regular business meeting at 6:42 p.m. Motion was seconded. Motion passed unanimously.

***Respectfully submitted by:***

*Debbie Tolton, Minute Taker / Association Manager*