

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

DATE: Thursday, August 11, 2016
TIME: 6:00 p.m.
PLACE: Study Lounge - 931 N. Euclid

CALL TO ORDER:

The Meeting was called to order at 6:35 p.m. by President, Mike Cannon.

ROLL CALL:

Mike Cannon, President
Christopher Knowles, Member at Large
ABSENT: Carol Cheng, Suzette Avetian

Cynthia Haines, Vice President

Management

Representative: Debbie Tolton

QUORUM: (3)

A quorum was established with the attendance of three (3) Directors.

HOMEOWNERS' INPUT / ATTENDANCE:

None present.

APPROVAL OF MINUTES OF LAST MEETING:

) **MOTION:** to approve Minutes from July 7, 2016 meeting. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT:

July Balances:

Operating (Alliance Bank)	\$ 25,003.68
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$170,104.81
Reserve (Mutual of Omaha)	\$202,874.82
Delinquent Fees	\$ 4,111.75
Prepaid Fees	\$ 13,285.14
Unpaid Bills	\$ -0-

▪ **MOTION:** to accept the Treasurer's Report for the period July 31, 2016. Motion was seconded. Motion passed unanimously.

- Breakdown of YTD "General Maintenance expenses were reviewed. Discussed creating expense line for Pigeon Maintenance.

MANAGER'S REPORT:

- Manager's written report was accepted.
 - **MOTION:** to turn TEP transformer invoice for \$13,516.05 over to attorney to evaluate to not exceed \$1,000. Motion was seconded. Motion passed unanimously.
 - **MOTION:** to adopt rule on voting procedure as presented. Motion was seconded. Discussion ensued. Motion passed unanimously. Will be included in the Annual Meeting packet to all homeowners
 - Unit 111 - request for plants in front of window. Board agreed this matter to be addressed when landscaping upgrades are selected next year. Will request suggestions to address both the heat and privacy issues of the lower bedroom windows facing parking lot.

ITEMS AS WARRANTED:

- **MOTION:** to approve Red Mountain Roofing bid for \$2,050 to clean and inspect all upper window ledges. Motion was seconded. Motion passed unanimously.
- Reserve Study – would like clarification on hot water heater – which one was just replaced.
- Annual Meeting will be held on Saturday, October 15, 2016 at 10:00 a.m., Registration to be held at 9:30 a.m. in the Study Lounge. Manager to confirm if Board members will be running for re-election.

NEXT MEETING DATE:

The next Board meeting is scheduled for **Thursday, September 8, 2016** in the Study Lounge.

ADJOURNMENT:

- **MOTION:** to adjourn the regular business meeting was made at 7:08 p.m. Motion was seconded and passed unanimously.

Board convened into Executive Session to review delinquencies.

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