

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

**DATE:** April 20, 2009  
**TIME:** 5:30PM  
**PLACE:** Study Lounge

**CALL TO ORDER:**

Mr. Price called the Meeting to order at 5:45 PM .

**ROLL CALL:**

Lance Gatewood – Vice President                      Daniel Bloss - Treasurer  
Cynthia Haines – Secretary  
Kathleen Kinley – Member at Large

Absent: Jeremy Moselle - President

Management

Representatives:                      Debbie Tolton  
   John Price

**QUORUM: (3)**

A quorum was present to conduct a lawful meeting.

**HOMEOWNERS' INPUT / ATTENDANCE:**

Frank Leveque – son of owner of units 132 & 139 presented his case to the Board of Directors to contest the towing of his vehicle. The Board will review and respond.

**INTRODUCTION OF NEW MAINTENANCE/LANDSCAPE PERSON :**

Mr. Lindsay addressed the Board of Directors. Presented a list of tools needed including a pressure washer and blower. Management to provide a cleaning schedule.

- A **MOTION** was made to authorize purchasing tools not to exceed \$1,000. The motion was seconded. The Motion passed unanimously.

**APPROVAL OF MINUTES OF LAST MEETING:**

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of March 2, 2009. The motion was seconded. The motion passed unanimously.

## **TREASURER'S REPORT – Mr. Bloss**

### **February's Financials:**

Operating (US Bank)	\$10,432.87
Reserve (US Bank)	\$51,681.08
Delinquent Fees	\$ 8,857.87
Prepaid Fees	\$10,494.12
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending February 28, 2009. The motion was seconded. Discussion ensued. The motion passed unanimously.

- **March's Financials:**

Operating (US Bank)	\$12,948.09
Reserve (US Bank)	\$55,086.01
Delinquent Fees	\$ 7,027.11
Prepaid Fees	\$18,531.42
Unpaid Bills	\$ 2,744.43

- A **MOTION** was made to accept the Treasurer's Report for the period ending March 31, 2009. The motion was seconded. The motion passed unanimously.

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

Mr. Price reported on expenses paid by Cadden Management on behalf of the HOA amounting to **\$898.15** for March and **\$158.70** for April.

- A **MOTION** was made to ratify the expenditures of **\$1,056.85** paid by Cadden Management on behalf of the HOA for the months of March and April. Motion was seconded. The motion passed unanimously.

## **2009 RESERVES:**

Mr. Price presented excel worksheet based on the recent reserve study and current fund balances. Mr. Price will investigate roof repair costs by contacting Roofers in the next couple of months. Mr. Price also recommended instead of having the roofs and one item separating the roofs by buildings ensuring accurate tracking of costs.

## **GATES:**

The Board of Directors received copies of the gate bids submitted (per specs)

- **ACTION TAKEN:** The Board of Directors will table discussion until the next Board meeting.

## **CENTRAL ALARM :**

The Board of Directors reviewed the proposal/contract submitted by Central Alarm to include cost of \$420 to relocate alarm to new HOA office and new monthly rate of \$24.00.

- A **MOTION** was made to accept the contract. The motion was seconded. The motion passed unanimously. Mr. Moselle, Board President, to sign the contract.

### **AIR CONDITIONING UNIT – HOA OFFICE**

The Board of Directors reviewed the bids submitted by ARS and AriCo to include cost of repairing unit vs. replacing unit. Mr. Price pointed out that this unit was not included in the reserve study; however, reserve funds can be allotted to purchase the unit.

- A **MOTION** was made to accept the AriCo bid of \$4887 to replace the Study Lounge air conditioning unit and have it funded by reserve monies. The motion was seconded. The motion passed unanimously. Discussed having a controlled thermostat, lockbox installed or relocating the thermostat if the technician deems it viable.

### **TOWING**

The Board of Directors will discuss and review current towing policy.

- **ACTION TAKEN.** The Board of Directors will table for discussion at next meeting to review revised policy.

### **ENFORCEMENT :**

The Board of Directors reviewed CCR enforcements ie., balcony etc and review current fining policy.

- **ACTION TAKEN.** The Board of Directors will discuss at next board after reviewing State law on having BBQ's on balconies which Manager will provide.

### **MANAGER'S REPORT/Work Orders Completed:**

The Board of Directors reviewed the written report of Manager's action items which included: (2) incident reports; Copy of article reporting that Fraternity (Kappa Alpha) suspended. Manager reported that bees were removed from walkway of building 4. Cracks were caulked and will be painted by the Maintenance man. The Board of Directors agreed to replace the roof of the phone room located between buildings 2 & 3 to be completed by the Maintenance man.

- A **MOTION** was made to purchase an on-site digital camera not to exceed \$100.00. The motion was seconded. The motion passed.

### **CAMPUS WALK LANDLORD GROUP/ Lance Gatewood:**

Mr. Gatewood reported on the progress of the Campus Walk Landlord group currently being organized. Currently has been gathering prices for signs, considering flyers, working with Cynthia Haines in establishing a link on the HOA website to be paid by the individual owners. Discussed whether feasible to have this group sponsored by the HOA .

- **ACTION TAKEN.** The Board of Directors agreed to have the on-site Manager put a flyer together listing the available units for rent to be updated on a weekly basis. Mr. Gatewood will contact the owners who expressed interest and have them forward the information to the manager.

### **ITEMS AS WARRANTED:**

Signature Card – Lance Gatewood signed as new Vice President and Daniel Bloss as new Treasurer

U.S. Bank Signature (to close accounts) –Lance Gatewood signed. Manager will follow-up with Jeremy Moselle to sign.

**ACTION TAKEN** management will look into installing additional lighting by the west electronic gate entry (possibly motion lights) and take a look at other points of entry.

### **ONE-ON-ONE BOARD TRAINING:**

The Board of Directors to schedule a day when all members would be available (preferably in person) to receive one-on-one Board training provided by Cadden Community Management (can be same day as meeting).

- **ACTION TAKEN:** Ms. Kinley will review available dates with Ms. Haines both reside out-of-state and bring the dates to the next Board Meeting.

### **NEXT MEETING DATE:**

The next Board meeting will be held at **5:00pm on May 18, 2009** in the study lounge at Campus Walk Condominiums.

### **ADJOURNMENT:**

- A **MOTION** was made to adjourn the regular business meeting at 7:40 p.m. Motion was seconded. Motion was passed.