

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

DATE: October 19, 2009
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:10 p.m.

ROLL CALL:

Jeremy Moselle - President
Cynthia Haines – Secretary

ABSENT: Kathleen Kinley – Member at Large
Lance Gatewood – Vice President

Management

Representatives: Debbie Tolton
Kim Lax, CAAM CMCA, AMS

QUORUM: (3)

A quorum was present to conduct a lawful meeting.

HOMEOWNERS' INPUT / ATTENDANCE:

Paula Galasky – Unit 233

Wanted to know the status of lawsuit. Concerned as this is affecting the sale of her unit.

Response: Attorney has provided disclosure statement to present to financial institutions.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of September 21, 2009. The motion was seconded. Motion passed unanimously.

PRESIDENT'S REPORT – Mr. Moselle

- **ACTION TAKEN.**

- Management to replace light bulb between units 136-134.
- Neighborhood Watch – contact has not been made with the Director.
- Facebook – Management will create account to communicate with the residents of Campus Walk.
- Gate by 207 – management to request Antech take a look at replacing metal plate which is wearing out in places.

REVIEW PROPOSED 2010 BUDGET:

The Board of Directors reviewed proposed 2010 budget.

- **ACTION TAKEN.** The Board of Directors tabled further discussion until the next scheduled Board meeting.

INSURANCE BIDS:

The Board of Directors reviewed submitted insurance proposals (CAU & LaBarre/Oksnee) to determine renewal for 2010.

- **ACTION TAKEN.** The Board of Directors instructed Management to contact LaBarre/Oksnee and : 1) verify replacement costs. 2) Research rating of insurance carrier. Board of Directors will utilize "Action in Lieu" once the information is provided. Renewal date is November 13, 2009.

MANAGER'S REPORT:

The Board of Directors reviewed the written report of Manager's action items which included: Weekly Updates, Update on owner occupied information, Homeowner correspondence/e-mail, and John Chaix e-mail / update.

- **ACTION TAKEN.**
 - Management to gather additional information on outdoor security camera system from SkyMall: 1) what type of USB connections 2) how much wiring is included 3) Costs for extra cameras.
 - Request denied on waiving \$25 replacement permit fee if vehicle is towed.

ITEMS AS WARRANTED:

The Board of Directors reviewed a Balcony ARC submitted by unit #120 to have a desk on the balcony.

- **ACTION TAKEN.** The Board of Directors tabled further discussion until pictures of the desk could be sent to the Board.

UNIFORM SIGNAGE (FOR RENT & FOR SALE):

The Board of Directors discussed the feasibility of requiring uniform "For Rent" & "For Sale" signs in the complex. Once signs are installed, management will request removal of Realtor Signs on common area. Board reviewed "draft" policy samples provided by Management.

- **A MOTION** was made to approve the purchase of (2) 18"x24" For Sale & Rent signs with the colonial post including information box for \$269.55. Motion was seconded. Motion passed unanimously.
 - Mr. Gatewood to get pricing for additional signs (2-3)
 - Installation of signs will be handled by Paul Garcia.
 - On sign add "For Information" on the sign before "visit campuswalkhoa.com"
 - Management to contact Mr. Gatewood with above changes.
 - Discussed having option on website to print out approved "For Rent" template.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

Ms. Tolton will report on expenses paid by Cadden Management on behalf of the HOA .

- A **MOTION** was made to ratify the expenditures of \$68.65 paid by Cadden Management on behalf of the HOA in September. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to ratify the expenditures of \$94.03 paid by Cadden Management on behalf of the HOA in October. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT – Mr. Bloss :

September Financials:

Operating (US Bank)	\$12,938.17
Petty cash	\$ 100.00
Reserve (US Bank)	\$61,451.19
Delinquent Fees	\$11,366.82
Prepaid Fees	\$14,169.35
Unpaid Bills	\$-0-

A **MOTION** was made to accept the Treasurer's Report for the period ending September 30, 2009. Motion was seconded. Motion passed unanimously.

• **ACTION TAKEN.**

- Management will have bookkeeper discontinue reserve payments for the remainder of the year.

NEXT MEETING DATE:

The next Board meeting to be held on November 16, 2009 at 5:00 p.m. in the Study Lounge.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 7:30 p.m. Motion was seconded. Motion passed unanimously.

Board convened to Executive Session.