

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

DATE: January 21, 2010
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:05 p.m. by Jeremy Moselle, Board President.

ROLL CALL:

Jeremy Moselle - President
 Lance Gatewood - Vice President
 Cynthia Haines – Secretary
 Daniel Bloss - Treasurer

ABSENT: Kathleen Kinley – Member at Large
 Management

Representative: Debbie Tolton

QUORUM: (3)

A quorum was present to conduct a lawful meeting.

HOMEOWNERS' INPUT / ATTENDANCE:

Luke De Vogelaere represented Unit 208

Lance Gatewood, Unit 115 & 119

- Shared experience with recent water loss which affected one of his units.
- Discussion ensued on access to boilers in complex. There is an emergency plan currently in place.
- Emergency numbers – Ms. Haines will research cost for magnets to distribute to all units.
- Discussed putting a “Remodeling” procedure /policy in place.
- Discussed informing owners of the need to replace old water valves in their units.

APPROVAL OF MINUTES OF LAST MEETING

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of December 17, 2009. Motion was seconded. Motion passed unanimously.

GATE REPAIR - ANTECH:

The Board of Directors reviewed bid presented by Antech to repair 2 gates (southeast corner & southwest corner by building #2).

- **ACTION TAKEN.** The Board of Directors declined the bid presented.

- Discussed researching a higher quality lock. RFID Reader lock
- Discussed leaving gates unlocked during the day.

ANNUAL MEETING:

Board of Directors discussed moving the Annual Meeting to October for higher attendance of Homeowners. Management will research the necessary procedures and advise Board of Directors.

TERMITE PROTECTION RENEWAL:

The Board of Directors reviewed renewal of termite protection programs with Burns Pest Elimination.

- **A MOTION** was made to accept the bid for exterior termite protection with Burns Pest Elimination for \$900 with the stipulation a report of inspection will be provided and treatments will be scheduled with on-site Manager. Motion was seconded. Motion passed unanimously.

STONE WALL MONUMENT REPAIR:

The Board of Directors reviewed bids presented by Tom Lindsay and Joe Cline to repair/ replace stone or to remove stone and stucco wall.

- **A MOTION** was made to accept the bid presented by Tom Lindsay to remove the stone and stucco both wall monuments (south and north corners). The motion was seconded. The motion passed unanimously.

UNIFORM SIGNAGE (FOR RENT & FOR SALE):

The Board of Directors reviewed the sample "For Rent" Sign. Changes were made to add an outline of the space to write in phone number. Discussion ensued on size and agreed to 11x17 laminated. Management will have sample available for review.

- **ACTION TAKEN.** The Board of Directors will table until the next Board meeting to review the sample frame and sign.

MANAGER'S REPORT:

The Board of Directors reviewed the written report of Manager's action items which included: Replacement of Boiler pump in Building 7 ;Update on Facebook Account ; Phone Building roof repair completed.

ITEMS AS WARRANTED:

The Board of Directors reviewed following items:

Holidays recognized by Cadden Community Management

- **A MOTION** was made to accept the HOA office being closed on the holidays recognized by Cadden Community Management. Motion was seconded. Motion was passed unanimously.

Renewing website which expires in March 2010 –

Tabled until next meeting.

Establishing a remodel agreement on ANY work planned in units.

Tabled until next meeting.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

Ms. Tolton reported on expenses paid by Cadden Management on behalf of the HOA in December.

- A **MOTION** was made to ratify the expenditures of \$132.26 paid by Cadden Management on behalf of the HOA in December, 2009. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT – Mr. Bloss :

December Financials:

Operating (US Bank)	\$11,674.22
Petty cash	\$ 100.00
Reserve (US Bank)	\$64,879.27
Delinquent Fees	\$13,318.18
Prepaid Fees	\$12,330.51
Unpaid Bills	\$ 3.08

A **MOTION** was made to accept the Treasurer's Report for the period ending December 31, 2009. Motion was seconded. Motion passed unanimously.

NEXT MEETING DATE:

The next Board meeting will be held on Monday, February 22, 2010 at 5:00 p.m.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 7:20 p.m. Motion was seconded. Motion passed unanimously.

The Board of Directors convened to Executive Session.