

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

DATE: January 18, 2011
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:00 p.m. by Jeremy Moselle, President.

ROLL CALL:

Jeremy Moselle - President
Daniel Bloss - Treasurer
Larry Grove – Member at Large
ABSENT: Cynthia Haines – Secretary
Donna Catalano – Vice President
Management
Representative: Debbie Tolton

QUORUM: (3)

A quorum was present with 3 Directors to conduct a lawful meeting.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of December 15, 2010. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT – Mr. Bloss :

December Financials:

Operating (US Bank)	\$ 4,974.89
Petty cash	\$ 100.00
Reserve (US Bank)	\$103,846.59
Delinquent Fees	\$ 25,714.64
Prepaid Fees	\$ 11,696.21
Unpaid Bills	\$ 4,166.63

- A **MOTION** was made to accept the Treasurer's Report for the period ending December 31, 2010. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

The Board of Directors reviewed the written report of Manager's action items.

- Manager reported on water line break which occurred earlier in the afternoon at approximately 2:30 p.m. Water to complex shut off. Concerned with boiler which was sitting in over a foot of water.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

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

- A **MOTION** was made to ratify the expenditures of \$225.00 paid by Cadden Management on behalf of the HOA in January 2011. Motion was seconded. Motion passed unanimously.

ITEMS AS WARRANTED:

The Board of Directors will review additional items as required.

- A **MOTION** was made to select Larry Recker , CPA, to prepare the 2010 compilation and taxes. Motion was seconded. Motion passed unanimously.
- Parking Permits - Mrs. Catalano will report at the next Board meeting.
- Management to request Attorney Wendy Erlich advise Association on how State Statute 9-499.05 paragraph B affects Campus Walk and current towing policy.
- Mr. Bloss and Mr. Moselle will advise Management when available to meet with Finance manager to train on Financials and answer questions.
- Management to gather information on Audits and costs involved. Board agreed would like to have an audit of the books performed by 2012.
- Mr. Bloss requested copies of water bills from January – May 2010 and statement dated September 10.

NEXT MEETING DATE:

The next Board meeting to be held February 15, 2011 at 5:00 p.m. in the Study Lounge.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 5:40 p.m. Motion was seconded. Motion passed unanimously.