

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

DATE: April 20, 2011
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

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

ROLL CALL:

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

QUORUM: (3)

A quorum was present with 5 Directors in attendance to conduct a lawful meeting.

HOMEOWNERS' INPUT / ATTENDANCE:

None were in attendance.

PRESIDENT'S REPORT – Mr. Moselle

- Manager to coordinate removal of bike tires, locks that have been left in the bike racks.
- Pool locks – not working properly
- Some exterior lights around property are not illuminating proper light. At night it is evident. Manager to address.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of March 16, 2011. Motion was seconded. Motion passed with 3 ayes and 1 abstain (due to not attending meeting).

TREASURER'S REPORT – Daniel Bloss :

March Financials:

Operating (US Bank)	\$ 12,265.39
Petty cash	\$ 100.00
Reserve (US Bank)	\$116,220.95
Delinquent Fees	\$ 29,605.66

Prepaid Fees	\$ 14,660.54
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending March 31, 2011. Motion was seconded. Motion pass unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- A **MOTION** was made to ratify the expenditures of \$100.39 paid by Cadden Management on behalf of the HOA in April 2011. Motion was seconded. Motion passed unanimously.
- Unit 230 – roof leak and possible roof drain issue – Manager to contact Realtor and coordinate repair.

MANAGER'S REPORT:

The Board of Directors reviewed the written report of Manager's action items which included water consumption breakdown from the City of Tucson and recent roof repairs.

ITEMS AS WARRANTED:

- A **MOTION** was made to have Security on site Thursday – Saturday effective immediately until end of Semester. Motion was seconded. Discussion ensued. Motion passed unanimously.
- A **MOTION** was made to share with Fraternity expense of rollaway dumpster (\$200) to accommodate move-out excess trash. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to have a site analysis Reserve Study Update for \$1670. Motion was seconded. Motion passed unanimously.
- Balcony Repair – proposal presented by All Struct. Further discussion tabled until next Board meeting pending second bid.
- A **MOTION** was made to accept Cox Cable Proposal to leave existing agreement in place on a year to year basis. Motion was seconded. Motion passed unanimously.
- A **MOTION** was made to reimburse owner of Unit 142 (Briggs) in the amount of \$359.83 for plumbing issues affecting both units 142 and 242 . Motion was seconded. Motion passed unanimously.
- Manager to get bids to have all main sewer pipes cleaned out.
- A **MOTION** was made to install gutters in the northwest stairwell between buildings 4 and 5 not to exceed \$1500.00. Motion was seconded. Motion passed unanimously.

NEXT MEETING DATE:

The next Board meeting to be held May 18, 2011 at 5:00 p.m. in the Study Lounge at Campus Walk.

ADJOURNMENT:

- A **MOTION** was made adjourn the regular business meeting at 6:05 p.m. Motion was seconded. Motion passed unanimously.