

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

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

CALL TO ORDER:

The meeting was called to order by Jeremy Moselle, Board President, at 5:10 p.m..

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 to conduct a lawful meeting with three (3) Directors present.

HOMEOWNERS' INPUT / ATTENDANCE:

None in attendance

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of June 15, 2011. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT – Mr. Bloss :

June Financials:

Operating (US Bank)	\$ 18,606.06
Petty cash	\$ 100.00
Reserve (US Bank)	\$ 426,871.02
Delinquent Fees	\$ 24,675.47
Prepaid Fees	\$ 12,676.91
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending June 30, 2011. Motion was seconded. Motion passed unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- A **MOTION** was made to ratify the expenditures of \$235.40 paid by Cadden Management on behalf of the HOA in July 2011. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

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

ITEMS AS WARRANTED:

- West pool gate repair – All Struct - \$825.00. Tabled until next month's Board meeting.
- Landscaping / Irrigation – Board requested manager to decrease irrigation during monsoon season. Discussed feasibility of plants surviving without watering. Further discussion tabled until October.
- Pool Furniture to be replenished as needed by manager with same style furniture. Maintain levels at 4 umbrellas; 8 chaise lounge chairs, 6 chairs.
- Security Cameras – Discussion tabled until Fall. Mr. Grove will head committee.
- Transfer of Reserve Funds. A **MOTION** was made to transfer \$200,000 from US Bank into another federally insured bank determined by Mr. Moselle. Motion was seconded. Motion passed unanimously.
 - Manager will get recommendation from Mr. Price and forward to Mr. Moselle.
- ARC Request received from Unit 117 was reviewed. A **MOTION** was made to approve the balcony furniture. Motion was seconded. Motion passed unanimously.
- Attorney opinion on the current parking and towing procedure was reviewed. A **MOTION** was made to cease all towing without an initiative from resident / homeowner who will sign a Towing Request slip. Motion was seconded. Motion passed unanimously.
- Reserve Study update still pending. Manager to follow up with Association Reserves.
 - Manager to continue issuing warnings to vehicles not displaying approved parking permit.
- Parking Permit – static cling passed the test. Manager to go ahead and place the order.
- Board approved the purchase of rubber boots for Paul when removing water from the roofs. Manager to research costs; Mr. Grove recommended the cement rubber boots used by contractors which are relatively inexpensive.
- Board approved request from Paul to have two days off in a row until the week prior to school resuming.

NEXT MEETING DATE:

The next Board meeting will be held Tuesday, August 9, 2011 at 5:00 p.m..

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 6:35 p.m. Motion was seconded. Motion passed unanimously.

Board of Directors convened into Executive Session to review delinquencies.