

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

DATE: August 9, 2011
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order by President, Jeremy Moselle.

ROLL CALL:

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

QUORUM: (3)

A quorum must be present to conduct a lawful meeting. Quorum was established with five (5) Directors in attendance.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of July 20, 2011. Motion was seconded. Motion passed with four ayes. Ms. Haines abstained due to not being in attendance for this meeting.

TREASURER'S REPORT – Mr. Bloss :

July Financials:

| | |
|---------------------|---------------|
| Operating (US Bank) | \$ 22,098.51 |
| Petty cash | \$ 100.00 |
| Reserve (US Bank) | \$ 418,725.38 |
| Delinquent Fees | \$ 25,268.21 |
| Prepaid Fees | \$ 10,937.18 |
| Unpaid Bills | \$ -0- |

- A **MOTION** was made to accept the Treasurer's Report for the period ending July 30, 2011. Motion was seconded. Motion passed unanimously.
- Expenses are being reviewed. Roofs need to be budgeted.

MANAGER'S REPORT:

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

ITEMS AS WARRANTED:

- **MOTION** was made to approve the bid from All Struct in the amount of \$825.00 to repair the west pool gate. Motion was seconded. Motion passed unanimously.
- **MOTION** was made to transfer of \$200,000 from reserve account with USBank to Mutual of Omaha bank. Signature card to be completed.
- Further discussion tabled until next Board meeting to approve or make changes to the Reserve Study update.
- Manager to request from LaBarre / Oksnee Insurance additional information / cost on flood and earthquake coverage.
- Decision tabled until next Board meeting on repairing drywall damage from mansard window outside of Unit 233 requested by new homeowner. Manager to get quote from All Struct to present to the Board.
- Board reviewed bid to install window well in front of Unit 121 to resolve issue of water intrusion in bedroom. Recommend same installation on Unit 120 to prevent future issues.
 - A **MOTION** was made to approve building the window well and regrading the ground in front of Units 121 and 120 in the amount of \$1,345.00 each. Motion was seconded. Motion passed unanimously.
 - Manager to request from All Struct to add a written warranty on workmanship to their bid and resubmit..

NEXT MEETING DATE:

The next Board meeting to be held Tuesday, September 13, 2011 at 5:00 p.m. in the Study Lounge.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 5:35 p.m.. Motion was seconded. Motion passed unanimously.

Board of Directors convened into Executive Session to review delinquencies.

Respectfully submitted by:

Debbie Tolton, Association Manager / Minute Taker