

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

DATE: September 13, 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
ABSENT: 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 four (4) Directors in attendance.

PRESIDENT'S REPORT – Mr. Moselle:

- Vending machine by the pool – manager to include on checklist to check and make sure plugged in. This is the only plug in area and residents unplug machine to plug in their radios, etc. Manager to look into installing a cover which locks.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** made to approve the Minutes of the regular Board Meeting of August 9, 2011. Motion seconded. Motion passed unanimously.

TREASURER'S REPORT – Mr. Bloss :

August Financials:

Operating (US Bank)	\$ 39,155.47
Petty cash	\$ 100.00
Reserve (US Bank)	\$ 415,086.56
Delinquent Fees	\$ 16,037.96
Prepaid Fees	\$ 12,904.49
Unpaid Bills	\$ -0-

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

- Financially, the Association is holding strong.
- Mr. Bloss requested beginning and ending balances of deposits currently with utility companies to be emailed to him.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- A **MOTION** was made to ratify the expenditures of \$419.98 paid by Cadden Management on behalf of the HOA in August 2011. Motion was seconded. Motion passed unanimously.
- A **MOTION** made to authorize future annual inspections of fire extinguishers. Motion seconded. Motion passed unanimously.

MANAGER'S REPORT:

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

- Homeowner correspondence was reviewed – suggestion of cleaning air ducts good; however homeowners' responsibility. Manager to include reminder in next newsletter.
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OLD BUSINESS:

- Board to approve Reserve Study update – provided on-line. No changes made.
- **MOTION** made to approve Board to review bid submitted by All Struct to repair mansard window & drywall by Unit 233 in the amount of \$475.00. Motion seconded. Motion passed unanimously.
- Mr. Bloss asked Manager to request a 10% discount for this repair.

ITEMS AS WARRANTED:

- **MOTION** made to purchase hanging parking permits in the amount of \$92.00. Motion seconded. Motion passed unanimously.
- **MOTION** to approve replacing parking permit at no cost to resident of Unit 240 with stipulation police report is submitted. Motion seconded. Motion passed unanimously.
- Annual meeting date will be Saturday, October 15th. Time to be determined. Future annual meetings to be scheduled around UofA Parent's weekend.
- **MOTION** to provide 2 gate keys at no charge to new owners. Motion seconded. Motion passed unanimously.
- Security schedule needs to be changed for Home football games to begin at 1:00 p.m.
- Satellite Dish installation - Manager asked to research if large dish could be installed on roof which tenants can then hook into. Board agreed to review guidelines.
- Reviewed CCR's on window tinting which is not allowed.
- Roof repair – manager to solicit (3) roofers to evaluate roofs and prioritize to present to the Board to review.
- LaBarre / Oksnee Insurance – flood and earthquake coverage – too expensive.

NEXT MEETING DATE:

The next Board meeting to be held immediately following Annual Meeting on October 15, 2011.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 7:10p.m. Motion was seconded. Motion passed unanimously.

Board of Directors to convene into Executive Session to review delinquencies.