

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

DATE: April 18, 2012
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:05 p.m. by President, Donna Catalano.

ROLL CALL:

Donna Catalano, President	Larry Grove, Vice President
Cynthia Haines, Secretary	Daniel Bloss, Treasurer
Dick Carter, Member at Large	
Management Representative:	Debbie Tolton

QUORUM: (3)

A quorum was present to conduct a lawful meeting 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 March 26, 2012. Motion was seconded. Motion passed with 4 ayes. Mr. Bloss abstained due to not being in attendance for this meeting.
- A **MOTION** was made to approve the minutes of the Special Meeting held on Tuesday, April 3, 2012. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT:

MARCH Financials:

Operating (US Bank)	\$ 19,459.89
Petty cash	\$ 100.00
Reserve (US Bank)	\$239,218.19
Reserve (Mutual of Omaha)	\$200,957.06
Delinquent Fees	\$ 14,506.39
Prepaid Fees	\$ 11,316.95
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending March 31, 2012. Motion was seconded. Motion passed unanimously.
- Discussed budget overages. Will re-evaluate once the roofs have been repaired.

- Mr. Bloss recommended shutting down the irrigation during the summer months once the rain has arrived as a cost saving measure.

MANAGER'S REPORT:

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

ITEMS AS WARRANTED:

- Rules & Regulations –
 - ❖ **MOTION:** no trash to be left outside of door on walkway due to safety hazard. Motion was seconded. Motion passed unanimously.
 - ❖ Manager to send warnings to all unit homeowners listed on the security report advising next violation will result in hearing / fine notification. Hangars will be left on doors to residents. This will be effective immediately (April 19, 2012).
 - ❖ Parking to remain as is.
 - ❖ Noise / party – further discussion tabled to next meeting. Manager to advise security that after 2nd warning – police to be contacted.
 - ❖ Manager to email homeowners of the above revisions / enforcement.
 - ❖ Fire pits – **MOTION:** No open flame allowed on premises except propane operated units. Motion was seconded. Discussion ensued. Motion passed unanimously.
- Bid from All Struct presented to board along with breakdown of number of units requiring “eyebrow” and drywall repair. Further discussion tabled until Nautilus bid is presented.
- Bid from Barone Builders and All Struct for mansard window repair. Further discussion tabled until Nautilus bid is presented.
- Ms. Catalano will be meeting with Ironworks to get a bid on installing security doors. Will place topic on agenda for next meeting.

NEXT MEETING DATE:

The next Board meeting is scheduled for May 16, 2012 at 5:00 p.m.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 6:25 p.m . Motion was seconded. Motion passed unanimously.

Respectfully submitted by:
Debbie Tolton, Association Manager / Minute Taker