

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

DATE: November 15, 2012
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order by Donna Catalano at 5:00 p.m.

ROLL CALL:

Donna Catalano	Jeff Lascala
Daniel Bloss	Dick Carter, Member at Large
Pam Farris	
Management	
Representative:	Debbie Tolton

QUORUM: (3)

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

ORGANIZATION OF BOARD POSITIONS:

- **MOTION** made to appoint Donna Catalano as President. Motion was seconded. Motion passed unanimously.
- **MOTION** made to appoint Jeff Lascala as Vice President. Motion was seconded. Motion passed unanimously.
- **MOTION** made to appoint Daniel Bloss as Secretary. Motion was seconded. Motion passed unanimously.
- **MOTION** made to appoint Dick Carter as Treasurer. Motion was seconded. Motion passed unanimously.
- **MOTION** made to appoint Pam Farris as Member at Large. Motion was seconded. Motion passed unanimously.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of **October 10, 2012**, Budget Meeting minutes **October 18, 2012** and Organizational meeting held on **October 20, 2012**. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Presented by Daniel Bloss

September Balances:

Operating (US Bank)	\$ 20191.52
Petty cash	\$ 100.00
Reserve (US Bank)	\$ 64,241.44
Reserve (Mutual of Omaha)	\$201,262.85
Delinquent Fees	\$ 9,835.96
Prepaid Fees	\$ 10,144.61
Unpaid Bills	\$ -0-

OCTOBER BALANCES

Operating (US Bank)	\$ 17,903.67
Petty cash	\$ 100.00
Reserve (US Bank)	\$ 50,448.40
Reserve (Mutual of Omaha)	\$201,305.59
Delinquent Fees	\$ 9,452.71
Prepaid Fees	\$ 9,131.37
Unpaid Bills	\$ -0-

- **MOTION** made to accept the Treasurer's Report for the period ending September 30, 2012 and October 31, 2012. Motion was seconded. Motion passed unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- **MOTION** made to ratify the expenditures of \$56.32 paid by Cadden Management on behalf of the HOA in October / November 2012. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

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

- Manager reported that the hot water circulator on the boiler in building 7 needs to be replaced. Will forward bid for Board review prior to replacing.

ITEMS AS WARRANTED:

- **MOTION:** to move USBank Reserve account to Alliance Bank. Motion was seconded. Motion passed with 4 ayes and 1 nay from Mr. Bloss. Board agreed that one Board signature on Reserve checks would suffice.
- **MOTION:** to ratify action in lieu to replace Blower. Motion was seconded. Motion passed unanimously.
- Pigeon Control – Board agreed not to consider OvoControl P bird feed on the pigeons. Bid from Rigo Pest was reviewed. Further discussion tabled until 2nd bid from Burns Pest is received and reviewed.
- Laundry Room - **MOTION:** to accept offer to install 2 front loaders with the condition there is no extension to current contract. Motion was seconded. Motion passed unanimously.

- ✓ Board agreed that they would like to see all options available to them. Further discussion tabled until next meeting.
- Courtesy Patrol – **MOTION:** to suspend courtesy patrol from December 15 thru January 3, 2013. Patrol to resume on January 4, 2013. Motion was seconded. Motion passed unanimously.
 - ✓ **MOTION:** Effective immediately, 2013 schedule will be implemented. 1 patrol Sunday thru Thursday. Guard on site from Midnight to 3am Friday and Saturday. Motion was seconded. Motion passed unanimously.

NEXT MEETING DATE:

The next Board meeting will be held on Thursday, January 10, 2013 at 5:00 p.m. in the Study Lounge at Campus Walk.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 6:39 p.m.

Board convened into Executive Session to discuss delinquencies and legal matters.

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