

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

DATE: March 26, 2012
TIME: 5:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 5:15 p.m. by President, Donna Catalano.

ROLL CALL:

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

QUORUM: (3)

A quorum was present to conduct a lawful meeting with four directors in attendance.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of February 28, 2012. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT:

FEBRUARY Financials:

Operating (US Bank)	\$ 25,636.82
Petty cash	\$ 100.00
Reserve (US Bank)	\$233,008.44
Reserve (Mutual of Omaha)	\$200,803.24
Delinquent Fees	\$ 13,147.03
Prepaid Fees	\$ 10,754.74
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending February 29, 2012. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

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

- Manager to purchase 4 lounge chairs and 2 umbrellas for the pool to bring it up to agreed amount. There are currently 6 chairs.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA: (p17)

- A **MOTION** was made to ratify the expenditures of \$128.16 paid by Cadden Management on behalf of the HOA in March 2012. Motion was seconded. Motion passed unanimously.

ITEMS AS WARRANTED:

- Review of the Rules & Regulations – further discussion tabled until next meeting.
- Manager to provide breakdown of number of window “eyebrows” requiring attention.
- Manager to get quote from All Struct on per window cost for Mansard window repair. Received verbal quote from 2nd contractor of \$300 / window for five or more repairs.
- **MOTION** to approve bid from Alltech for gate repairs and to install Verticlose Gate Closer on the west electronic gate in the amount of \$599.00. Motion was seconded. Motion passed unanimously.
- **MOTION** to approve purchase of pressure washer with 2500-3000psi with commercial plumber and ceramic pump not to exceed \$500.00. Motion was seconded. Motion passed unanimously.
- Mr. Carter reported that he spoke with Nova Home (Paul) and he confirmed that there is financing available for this project. With good credit, 20% down. An important factor is that the Reserves are in place and are solid.
- Nautilus report on the condition of roofs will be forthcoming.

NEXT MEETING DATE:

The next Board meeting is to be held on Wednesday, April 18th at 5:00 p.m. in the Study Lounge.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 6:36 pm. Motion was seconded. Motion passed unanimously.