

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

DATE: April 18, 2013
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

Jeff Lascala, Vice President

Dick Carter, Treasurer

Pam Farris, Member at Large

ABSENT: Daniel Bloss

Management

Representative:

Debbie Tolton

QUORUM: (3)

A quorum must be present to conduct a lawful meeting. Quorum was established with the attendance of four (4) Directors.

APPROVAL OF MINUTES OF LAST MEETING:

- A **MOTION** was made to approve the Minutes of the regular Board Meeting of **March 14, 2013**. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

March Balances:

Operating (US Bank)	\$ 13,775.92
Petty cash	\$ 100.00
Reserve (US Bank)	\$ 80,634.77
Reserve (Alliance Bank)	\$ 1,500.38
Reserve (Mutual of Omaha)	\$201,513.88
Delinquent Fees	\$ 10,509.01
Prepaid Fees	\$ 9,085.47
Unpaid Bills	\$ -0-

- A **MOTION** was made to accept the Treasurer's Report for the period ending March 31, 2013. Motion was seconded. Motion passed unanimously.
- Manager to provide comparison on utilities comparing 2013 expense to 2012.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

Ms. Tolton will report on expenses paid by Cadden Management on behalf of the HOA.

- A **MOTION** was made to ratify the expenditures of \$155.25 paid by Cadden Management on behalf of the HOA in April 2013. Motion was seconded. Discussion ensued. Motion passed unanimously.

MANAGER'S REPORT:

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

- Meeting scheduled with Nautilus on Friday, April 19, 2013 at 12:30 p.m. to exchange final payment for updated blueprints, photographs and warranty.

ITEMS AS WARRANTED:

- **MOTION:** to approve agreement – Sky View Creative to handle our website. Motion was seconded. Motion passed unanimously.
- Stacy, representative with MacGray called in to answer Board questions.
- **MOTION:** to approve agreement offering new front loader, ChangePoint and upfront payment of \$8500. Motion was seconded. Motion passed unanimously.
 - New machines will take 4-6 weeks to deliver
- Manager to solicit bids to address pigeon population.

NEXT MEETING DATE:

The next Board meeting scheduled to be held on Thursday, May 16, 2013 at 5:00 p.m.

ADJOURNMENT:

- A **MOTION** was made to adjourn the regular business meeting at 6:20 p.m. Motion was seconded. Motion passed unanimously.

Board convened to Executive Session.

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