CAMPUS WALK HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

DATE: July 22, 2013
TIME: 6:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 6:00 p.m. by President, Donna Catalano.

ROLL CALL:

Donna Catalano, President | Jeff Lascala, Vice President

Dick Carter, Treasurer ABSENT: 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 three (3) Directors.

APPROVAL OF MINUTES OF LAST MEETING:

MOTION: to approve the Minutes of the regular Board Meeting of June 24, 2013. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

June 2013 Balances:

Operating (Alliance Bank)	\$ 23,06 4 .81
Petty cash	\$ 100.00
Reserve (US Bank)	\$ 58,775.45
Reserve (Alliance Bank)	\$ 15,372.28
Reserve (Mutual of Omaha)	\$201,625.98
Delinquent Fees	\$ 10,214.14
Prepaid Fees	\$ 10,572.75
Unpaid Bills	\$ -0-

- A MOTION was made to accept the Treasurer's Report for the period ending June 30,
- Income of \$8000 due to laundry check.
- Projected expenses over budget pigeon, water, maintenance
- Utilities and administrative expenses are on budget.

MANAGER'S REPORT:

Reviewed Manager's written report which included

- Utility comparison report
- Email from new homeowner of Unit 240
- Resignation of Board member, Daniel Bloss due to sale of unit.

ITEMS AS WARRANTED:

- MOTION: to approve change order for the laundry room remodeling project amounting to \$1170 plus 20% additional for entryway modification. Motion was seconded. Motion passed unanimously.
- **MOTION:** to incorporate Laundry room detergent dispenser into the contract. Motion was seconded. Motion passed unanimously.
- **MOTION:** to purchase laundry cart from MacGray in the amount of \$167.78. Motion was seconded. Motion passed unanimously.
- Manager to check with MacGray about removing one of the delivery fees (dispenser & cart) since they are being ordered at the same time.
- Charging for excess water use to units with washers tabled until next year.
- Purchasing pressure washer tabled. Manager to get bids from professional pressure washer companies for board review.
- Sewer clean outs Manager to contact plumbers and get quote.
- Manager to include in newsletter not to flush anything but toilet paper down the toilet due to galvanized pipes.
- UofA Advertising Guide reviewed pricing. Not a budgeted item. Need to determine
 what role the Association will play in advertising.
- Manager working with Pepsi in getting a new soda machine for the pool. The soda machine was finally removed from the laundry room.
- MOTION: to approve ARC request from unit 137 to replace carpet with tile. Motion was seconded. Motion passed unanimously.
- Metal step repair between buildings 4&5 metal has been replaced. However, still need to be painted. Step repaired last year is malfunctioning – will address at the same time.

NEXT MEETING DATE:

The next Board meeting will be held on August 26, 2013 at 6:00 p.m. in the Study Lounge.

ADJOURNMENT:

 A MOTION was made to adjourn the regular business meeting at 7:05 p.m. Motion was seconded. Motion passed unanimously.

Respectfully submitted by;

Debbie Tolton, Minute Taker / Association Manager