

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

DATE: August 27, 2013
TIME: 6:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 6:20 p.m. by President, Donna Catalano.

ROLL CALL:

Donna Catalano, President
Dick Carter, Treasurer
Pam Farris, Member at Large
ABSENT: Jeff Lascala, Vice President
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 July 22, 2013. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

July 2013 Balances:

Operating (Alliance Bank)	\$ 23,064.81
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-

MOTION: to accept the Treasurer's Report for the period ending July 31, 2013. Motion was seconded. Motion passed unanimously.

- Mr. Carter reviewed balances. Operating looking good vs. budget.

- Reserves are looking good. Will need to determine if pigeon control is effective and if should be budgeted for next year. Manager to request feedback from Burns Pest Control and present at next meeting.

MANAGER'S REPORT:

Reviewed written report of Manager's duties

- Manager reported that street parking on 1st and 2nd street will now require permit from City. Monitored 24/7 – will advise residents of this change.
- Combination security bolt was installed on unit. Board agreed with change.
- Manager to place flyer in laundry room bulletin board as well – focus on being diligent in closing gates that are propped open – recent bike thefts; in addition to street parking.

ITEMS AS WARRANTED:

- Board Review addendum for soap dispenser. Ready to proceed. Ms. Catalano will sign and return.
- Purchase of art work for laundry room tabled until soap dispenser is installed.
- ARC request –Unit 114 to place table and 2 chairs on balcony. **MOTION:** to approve request. Motion was seconded. Motion passed unanimously.
- Manager to meet with Treasurer to work on 2014 budget. Budget to be presented at October meeting.

NEXT MEETING DATE:

The next Board meeting will be held September 24, 2013 at 6:00 p.m. in the Study Lounge..

ADJOURNMENT:

- A **MOTION** was made o adjourn the regular business meeting at 6:55 p.m. motion was seconded. Motion passed unanimously.

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