

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

**DATE:** November 14, 2013

**TIME:** 6:00 p.m.

**PLACE:** Study Lounge

**CALL TO ORDER:**

The Meeting was called to order at 6:10 p.m. by Vice President, Jeff Lascala.

**ROLL CALL:**

Jeff Lascala, Vice President

Dick Carter, Treasurer

Suzette Avetian, Secretary

**ABSENT:** Donna Catalano, 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 Minutes from the October 17, 2013 meeting. Motion was seconded. Motion passed unanimously.

**TREASURER'S REPORT: Dick Carter**

**October 2013 Balances:**

Operating (Alliance Bank)	\$ 25,154.76
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$100,939.66
Reserve (Mutual of Omaha)	\$201,761.91
Delinquent Fees	\$ 8,357.85
Prepaid Fees	\$ 8,561.24
Unpaid Bills	\$ -0-

- **MOTION:** to accept the Treasurer's Report for the period ending October 31, 2013. Motion was seconded. Motion passed unanimously.
- Mr. Carter reviewed balances. Financially looking good overall.
- Manager to verify with MacGray what safeguards are in place to monitor funds.

**RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:**

- **MOTION:** to ratify the expenditures of \$35.65 paid by Cadden Management on behalf of the HOA in November 2013. Motion was seconded. Motion passed unanimously.

**MANAGER'S REPORT:**

Board reviewed written report of Manager's duties.

- Utility comparison report reviewed.
- Manager to forward bid for walkways / balconies
- Manager to advise board on status of leak in unit 211

**ITEMS AS WARRANTED:**

- **MOTION:** to approve 2014 budget as presented. Motion was seconded. Discussion ensued. Motion passed unanimously.
- Mr. Carter recapped meeting with financial advisor from Edward Jones. Board agreed to table further discussion until January meeting.

**NEXT MEETING DATE:**

The next Board meeting to be held on January 9, 2014 at 6:00 p.m..

**ADJOURNMENT:**

- **MOTION:** to adjourn the regular business meeting was made at 6:45 p.m. Motion was seconded. Motion passed unanimously.

Board convened into Executive Session to review delinquencies.

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