

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

DATE: June 19, 2014
TIME: 6:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 6:05 p.m. by President, Donna Catalano.

ROLL CALL:

Donna Catalano, President	Dick Carter, Treasurer
Cynthia Haines, Director	Suzette Avetian, Secretary
ABSENT: Jeff Lascala, Vice President Management Representative:	Debbie Tolton

QUORUM: (3)

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

HOMEOWNERS' INPUT / ATTENDANCE:

None present.

APPROVAL OF MINUTES OF LAST MEETING:

- **MOTION:** to approve Minutes from the May 8, 2014 meeting. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

MAY 2014 Balances:

Operating (Alliance Bank)	\$ 22,977.98
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$146,451.10
Reserve (Mutual of Omaha)	\$201,996.40
Delinquent Fees	\$ 7,004.77
Prepaid Fees	\$ 12,966.01
Unpaid Bills	\$ -0-

- Income came in above budget.

- Mr. Carter requested, and Board agreed to expense IT invoice for setup of new laptop be paid out of Reserves, not Operating.
- Laundry income has increased.
- Gates and General Maintenance currently over budget.

- **MOTION:** to accept Financial for the period ending May 31, 2014. Motion was seconded. Motion passed unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- **MOTION:** to ratify the expenditures of \$182.75 paid by Cadden Management on behalf of the HOA in May/June. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

Written report of Manager's duties was reviewed.

- Reviewed parking policy – after discussion, Board agreed cars would be towed not in compliance with the parking policy. All cars must display valid permit and be parked in correct parking space.
- Flyer to be placed on cars during "move in" reminding residents that parking permits are required and times / dates listed when permits can be picked up in the office.
- Manager to get quotes on phone plans.
- Manager to get quotes from air conditioning companies on A/C maintenance to forward to homeowners.

ITEMS AS WARRANTED:

- Reviewed bids for walkway and balconies. **MOTION:** to accept bid from Red Mountain Roofing bid for walkways with the stipulation that balcony bid comes in around \$39,000 . Motion was seconded. Discussion ensued. Motion passed unanimously.
- Manager to forward bid once received. Appointment scheduled for Monday to inspect balconies.

NEXT MEETING DATE:

The next Board meeting is scheduled for **Wednesday, July 9, 2014** at 6:00 p.m. in the Study Lounge.

ADJOURNMENT:

- **MOTION:** to adjourn the regular business meeting at 7:15 p.m. Motion was seconded. Motion passed unanimously.

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