

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

DATE: April 10, 2014
TIME: 6:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 6:18 p.m. by President, Donna Catalano.

ROLL CALL:

Donna Catalano, President

Suzette Avetian, Secretary

Dick Carter, Treasurer

ABSENT: Jeff Lascale, 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.

HOMEOWNERS' INPUT / ATTENDANCE:

None present

APPROVAL OF MINUTES OF LAST MEETING:

- **MOTION:** to approve Minutes from the February 13, 2014 meeting. Motion was seconded. Motion passed unanimously.
- **MOTION:** to approve Minutes from the March 18, 2014 Emergency meeting. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

FEBRUARY 2014 Balances:

Operating (Alliance Bank)	\$ 23,013.05
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$127,920.10
Reserve (Mutual of Omaha)	\$201,894.61
Delinquent Fees	\$ 10,187.80
Prepaid Fees	\$ 10,869.08
Unpaid Bills	\$ -0-

MARCH 2014 Balances:

Operating (Alliance Bank)	\$ 21,063.47
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Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$134,453.01
Reserve (Mutual of Omaha)	\$201,928.90
Delinquent Fees	\$ 8,909.57
Prepaid Fees	\$ 10,934.96
Unpaid Bills	\$ -0-

- Mr. Carter reviewed expenses. To date we have had over \$3300 in unplanned expenses. Utilities – water and gas are currently over budget.
- **MOTION:** to accept Treasurer's Report for the period ending February 28, 2014 and March 31, 2014. Motion was seconded. Motion passed unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- **MOTION:** to ratify the expenditures of \$86.43 paid by Cadden Management on behalf of the HOA in March 2014. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

Reviewed written report of Manager's duties.

- Discussed parking and permits. Board agreed that if vehicle displaying parking permit is in wrong spot – vehicle will be towed.
- Discussed noise complaint which occurred on a Saturday afternoon. Agreed Board will review case by case.
- Hot water was restored to Building 7. Boiler ignited immediately once the new part was installed.
- Manager to draft letter to be mailed to all homeowners revising the By-laws.

ITEMS AS WARRANTED:

- **MOTION:** to accept bid from All Struct in the amount of \$875.00 for ceiling repair in unit 236. Motion was seconded. Motion passed unanimously.
- Reviewed bids for walk way resurfacing project. Further discussion on walkway was tabled for next meeting. Manager to review project with Mr. Price.
- DG. Paul will be working with the DG in the next few weeks. Once completed will have better idea of areas which will require DG. Ms. Catalano requested adding river rock in corner of Building 5 & 6. This area gets very muddy after rains.
- **MOTION:** to appoint Cynthia Haines to the Board of Directors. Motion was seconded. Motion passed unanimously.

NEXT MEETING DATE:

The next Board meeting is scheduled for **Thursday, May 8, 2014** at 6:00 p.m. in the Study Lounge.

ADJOURNMENT:

- **MOTION:** to adjourn the regular business meeting at 7:08 p.m. Motion was seconded. Motion passed unanimously.

Respectfully submitted by:

Debbie Tolton, Minute Taker / Association Manager