

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

DATE: July 9, 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	Cynthia Haines, Director
Dick Carter, Treasurer	Suzette Avetian, Secretary
ABSENT: Jeff Lascala	
Management	
Representative:	Debbie Tolton

QUORUM: (3)

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

HOMEOWNERS' INPUT / ATTENDANCE:

None present.

APPROVAL OF MINUTES OF LAST MEETING:

- **MOTION :** to approve Minutes from June 19, 2014 meeting. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

JUNE 2014 Balances:

Operating (Alliance Bank)	\$ 23,132.12
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$153,108.84
Reserve (Mutual of Omaha)	\$202,029.60
Delinquent Fees	\$ 7,033.89
Prepaid Fees	\$ 11,184.59
Unpaid Bills	\$ -0-

- Mr. Carter reported income for June was slightly over budget. Reserve contribution was made. IT expense was paid out of Reserves as requested for the new laptop.

- Discussed Reserve accounts – will need to be updated to reflect the new roofs and the new walkways / balconies.
- **MOTION:** to accept the Treasurer’s Report for the period ending June 30, 2014. Motion was seconded. Motion passed unanimously.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- **MOTION:** to ratify the expenditures of \$12.96 paid by Cadden Management on behalf of the HOA in June / July. Motion was seconded. Motion passed unanimously.

MANAGER’S REPORT:

- Reviewed written report of Manager’s duties.
- Reviewed office schedule for move-ins.
- Received call from Unit 212 regarding plumbing issue in unit. Waiting to hear from the plumber.

ITEMS AS WARRANTED:

- Roof inspection / maintenance. Manager to solicit two bids to be reviewed at August meeting.

NEXT MEETING DATE:

The next Board meeting is scheduled for **Thursday, August 14, 2014** at 6:00 p.m. in the Study Lounge.

ADJOURNMENT:

- **MOTION:** to 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