

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

**DATE:** September 23, 2014  
**TIME:** 6:00 p.m.  
**PLACE:** Study Lounge

**CALL TO ORDER:**

The Meeting was called to order at 6:00 p.m. by President, Donna Catalano.

**ROLL CALL:**

Donna Catalano, President	Dick Carter, Treasurer
Cynthia Haines, Director	Suzette Avetian, Secretary

**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 four (4) Directors.

**HOMEOWNERS' INPUT / ATTENDANCE:**

None Present.

**APPROVAL OF MINUTES OF LAST MEETING:**

- **MOTION:** to approve Minutes from the August 14, 2014 meeting. Motion was seconded. Motion passed unanimously.

**TREASURER'S REPORT: Dick Carter**

**August 2014 Balances:**

Operating (Alliance Bank)	\$ 17,866.04
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$122,789.58
Reserve (Mutual of Omaha)	\$202,098.24
Delinquent Fees	\$ 9,451.96
Prepaid Fees	\$ 11,186.93
Unpaid Bills	\$ -0-

- **MOTION:** to accept the Treasurer's Report for the period ending August 31, 2014. Motion was seconded. Motion passed unanimously.
- Mr. Carter reviewed account balances: Currently on budget with income and utilities. However, we are over in Gate expenses due to upgrades and General Maintenance due to water leaks.

**MANAGER'S REPORT:**

Reviewed written report of Manager's duties.

- Ms. Haines reported on her recent visit to Campus Walk. Recommended the following
  - Gutter evaluation – there are several “waterfalls” around the community.
  - Wood – Dry rot evaluation. This needs to be done as soon as possible.
  - Redefine hours security guard is on-site. Should be no earlier than 11pm and no later than 2am.
  - Pool Hours to be posted: 7am-10pm. **MOTION:** to purchase 3 signs stating pool hours to be hung on each of the gates and in the interior of the pool. Motion was seconded. Motion passed unanimously.

**ITEMS AS WARRANTED:**

- **MOTION:** to approve revised resolution to be included in the Annual meeting mailing. Motion was seconded. Motion passed unanimously.
- **MOTION:** to approve revised / amended rules & regulations. Motion was seconded. Motion passed unanimously.
- Reviewed Annual meeting packet. No changes made.
- Manager to request representative from Neighborhood Watch come out to evaluate gates/ fencing.
- Manager to get pricing on new bike racks to allow securing entire bike vs. only the front wheel.
- Manager to solicit bids to paint all wood and metal on site.

**NEXT MEETING DATE:**

The next Board meeting is scheduled for **Saturday, October 11, 2014 – Annual Meeting 10:00 a.m. & Board meeting immediately following** in the Study Lounge.

**ADJOURNMENT:**

- **MOTION:** to adjourn the regular business meeting at 7:00 p.m.. Motion was seconded. Motion passed unanimously.

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