

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

DATE: August 14, 2014
TIME: 6:00 p.m.
PLACE: Study Lounge

CALL TO ORDER:

The Meeting was called to order at 6:04 p.m. by President, Donna Catalano.

ROLL CALL:

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

QUORUM: (3)

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 July 9, 2014 meeting as amended (reflecting attendance of Ms. Avetian). Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

JULY 2014 Balances:

Operating (Alliance Bank)	\$ 18,712.88
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$161,148.37
Reserve (Mutual of Omaha)	\$202,063.92
Delinquent Fees	\$ 8,071.03
Prepaid Fees	\$ 11,565.04
Unpaid Bills	\$ -0-

- Mr. Carter reviewed the expenses. Utilities are over budget, particularly water. Gate expense is over budget due to the upgrades.
- Reserve payment on walkway will be reflected in August financial.

- New homeowners contributed \$1000 to the Reserve account.
- **MOTION:** to accept the Treasurer's Report for the period ending July 31, 2014. Motion was seconded. Motion passed unanimously.
- Need to be mindful of expenses for the remainder of the year.
- Manager to hand out the tablets to residents when picking up parking permit to test for leaks in the toilets.

RATIFICATION OF EXPENDITURES UNDERTAKEN ON BEHALF OF HOA:

- **MOTION:** to ratify the expenditures of \$214.94 paid by Cadden Management on behalf of the HOA in July / August. Motion was seconded. Motion passed unanimously.

MANAGER'S REPORT:

Written report of Manager's duties was reviewed.

- Add office coverage on Saturday, August 23rd from 11am-3pm. to hand out parking permits.

ITEMS AS WARRANTED:

- October 11, 2014 at 10:00 a.m. (Parent's Weekend) was selected to hold the Annual Meeting. Regular board meeting will be held immediately following the Annual Meeting.
- Changes were made to the By-Law resolution. Manager to forward changes to the Board for final review.
- **MOTION:** to approve ARC request to change the front door handle to a locking handle. Motion was seconded. Discussion ensued. Motion passed unanimously.
- Changes were discussed to update the Rules & Regulations adding "property damage" and some additional changes. The Board to review.
- Resolution amendment – discussed revision. To be reviewed.
- **MOTION:** to extend existing COX cable agreement for an additional 12 months to remain at the same price. Motion was seconded. Motion passed unanimously.

NEXT MEETING DATE:

The next Board meeting is scheduled for **Thursday, September 11, 2014** at 6:00 p.m. in the Study Lounge.

ADJOURNMENT:

- **MOTION:** to adjourn the regular business meeting at 7:10 p.m. Motion was seconded. Motion passed unanimously.

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