

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

DATE: January 8, 2015
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

Mike Cannon, Vice President
Suzette Avetian, Secretary

ABSENT: Cynthia Haines, Director

Management

Representative: Debbie Tolton

QUORUM: (3)

Quorum was established with the attendance of four (4) Directors.

HOMEOWNERS' INPUT / ATTENDANCE:

Non present.

APPROVAL OF MINUTES OF LAST MEETING:

- **MOTION:** to approve Minutes from the December 11, 2014 meeting. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT: Dick Carter

December 2014 Balances:

Operating (Alliance Bank)	\$ 16,067.40
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$ 91,647.45
Reserve (Mutual of Omaha)	\$202,233.37
Delinquent Fees	\$ 9,055.92
Prepaid Fees	\$ 11,553.40
Unpaid Bills	\$ -0-

- **MOTION:** to accept the Treasurer's Report for the period ending December 11, 2014. Motion was seconded. Motion passed unanimously.
- Reviewed copy of 2015 Budget which was updated to reflect 2014 actuals for comparison.

- Mr. Carter reviewed account balances: income came in \$2,000 higher than forecasted, however, expenses exceeded budget in most categories due to repairs not anticipated. Need to follow as much as possible the plan currently in place (\$103,000 in expenses. Need to keep close eye on expenses.

MANAGER'S REPORT:

- Reviewed written report of Manager's duties.
- Board asked once Bicas is scheduled to remove tagged bikes, to post date in laundry room to inform residents.
- Upcoming newsletter to break down utility costs, trash, cable and insurance. Encourage water conservation.

ITEMS AS WARRANTED:

- **MOTION:** to accept bid from GP Pro Painting totaling \$35,200.80 to paint all metal and exposed wood. Motion was seconded. Discussion ensued. Motion passed unanimously. Board agreed project should start in February (weather permitting).
- **MOTION:** to approve CCM addendum for attachment B payroll schedule for on-site manager and Maintenance handyman. Motion was seconded. Motion passed unanimously.

NEXT MEETING DATE:

The next Board meeting is scheduled for **Thursday, February 12, 2015 at 6:00 p.m.** 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