# CAMPUS WALK HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

**DATE**: Thursday, April 9, 2015

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 Mike Cannon, Vice President Dick Carter, Treasurer 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:**

None present

## **APPROVAL OF MINUTES OF LAST MEETING:**

• **MOTION:** to approve minutes from March 12, 2015. Motion was seconded. Motion passed unanimously.

#### **TREASURER'S REPORT: Dick Carter**

### March 2015 Balances:

Operating (Alliance Bank)	\$ 27,183.23
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$112,505.79
Reserve (Mutual of Omaha)	\$202,333.11
Delinquent Fees	\$ 6,880.73
Prepaid Fees	\$ 18,595.18
Unpaid Bills	\$ -0-

MOTION: to accept the Treasurer's Report for the period ending March 31, 2015.
 Motion was seconded. Motion passed unanimously.

- Mr. Carter reviewed account balances. Concerned with utilities, in particular water which is currently \$3500 over budget. Need to stress to homeowners that everything possible needs to be done to ensure leaks are being addressed in timely manner. Colored tablets were very helpful in identifying toilet leaks.
- Utility usage comparison sheet was reviewed. Reflects usage of 20,000 gallons higher than last year.

### **MANAGER'S REPORT:**

Reviewed written report of Manager's duties

#### **ITEMS AS WARRANTED:**

- **MOTION:** to deny request from Jeanne Schreiber for Association to be conduit for payment by homeowners to list their units on the website. Motion was seconded. Motion passed unanimously.
- Manager to discuss this matter further with Ms. Schreiber. Encourage to explore other payment options such as Pay Pal.
- **MOTION:** to reimburse homeowner of Unit 137 for plumbing repair totaling \$601.50 which includes camera charge to identify root problem. Motion was seconded. Motion passed unanimously.
- Once cleanout is installed in common area outside unit 137, the Association will defer to the plumber to advise how often cleanout needs to be cleaned out and size of blade that is to be used.

#### **NEXT MEETING DATE:**

The next Board meeting is scheduled for **Thursday**, **May 7**, **2015** at **6:00** p.m. (note date change) 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 Manger.