

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

DATE: Thursday, July 7, 2016
TIME: 6:00 p.m.
PLACE: Study Lounge - 931 N. Euclid

CALL TO ORDER:

The Meeting was called to order at 6:03 p.m. by President, Mike Cannon.

ROLL CALL:

Mike Cannon, President Suzette Avetian, Secretary
Christopher Knowles, Member at Large
ABSENT: Carol Cheng, Cynthia Haines
Management
Representative: Debbie Tolton

QUORUM: (3)

Quorum was established with the attendance of three (3) Directors.

HOMEOWNERS' INPUT / ATTENDANCE:

None present.

APPROVAL OF MINUTES OF LAST MEETING:

- **MOTION:** to approve Minutes from June 9, 2016 meeting. Motion was seconded. Motion passed unanimously.

TREASURER'S REPORT:

June Balances:

Operating (Alliance Bank)	\$ 28,088.36
Petty cash	\$ 100.00
Reserve (Alliance Bank)	\$167,700.50
Reserve (Mutual of Omaha)	\$202,807.02
Delinquent Fees	\$ 3,748.90
Prepaid Fees	\$ 15,556.82
Unpaid Bills	\$ -0-

- **MOTION:** to accept Financial Report for the period ending June 30, 2016 as presented. Motion was seconded. Motion passed unanimously.

- Breakdown of "General Maintenance GL was reviewed and discussed.

MANAGER'S REPORT:

- Manager's written report was reviewed and accepted.

ITEMS AS WARRANTED:

- **MOTION:** to ratify approval of ARC request "Exhibit B" for Unit 233. Motion was seconded. Motion passed unanimously.
- **MOTION:** to ratify approval of ARC request to install flooring in Unit 227. Motion was seconded. Motion passed unanimously.
- Board discussed / reviewed draft of the Reserve Study update. Manager to confirm allotted amount for roof replacement is sufficient, correct date of update to laundry room and verify if recently replaced water heater is on the "replace" list. Directors to review Reserve Study further and forward any additional items / comments, etc via email to review at next meeting.
- Mr. Knowles was in town recently and didn't feel that many doors were in need of paint – there may be some push back. Encouraged Board to look at doors when on site.
- Mr. Knowles agreed that landscaping needs to be upgraded (curb appeal). Will need to get plan from Landscaping company – low maintenance plants.

NEXT MEETING DATE:

The next Board meeting is scheduled for **Thursday, August 11, 2016** in the Study Lounge.

ADJOURNMENT:

- **MOTION:** to adjourn the regular business meeting was made at 6:39 p.m. Motion was seconded. Motion passed unanimously.

Board convened into Executive Session to review delinquencies.

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