

CAMPUS EAST COMMUNITY ASSOCIATION
Board of Directors Meeting Minutes
March 31st, 2022
7:00 PM
Campus East Office

I. Call Meeting to Order/Establish Quorum

Members Present:

Roger Durity- President

Jeff Coleman- Secretary

Mike Hinton- Treasurer

Gladys Sumner- Director

John Roth- Director

David Charboneau (via phone)- Director

Wayne Watson- Association Manager

II. Homeowner's Forum (15 minutes)

No Home owner's present

III. Reading/Approval of Minutes -February 2022

MOTION: Waive the reading of previous minutes and accept. Motion by Coleman. Second by Hinton.

Motion PASSES.

IV. Security Officer Report

Wayne gave update on security. Nothing new to report. Owner of security company continues to stop in and check on status.

V. ACC Report

Gladys gave ACC update. There have been some ACC applications approved. Expecting ACC meetings to become busier starting in April due to annual inspections.

VI. Treasurer's Report

Mike gave an update on his perception of the Association financials. He is worried about the lack of payment from many units. Association dues are approximately \$90,000 behind budget.

VII. Management Report

Wayne gave an update on the day to day operations of the association.

- A. Annual Inspections- Inspections began at the beginning of March with updates being sent to the Board weekly and being posted on the board in the office.
- B. Website- Update on website is that Wayne and Roger attended the kickoff meeting with Webcitz. They have since provided the company with documents, feedback, pictures, and information to help the design of the site. They should hear more in approximately 2 weeks.
- C. Pool Passes- Pool passes have been redesigned by Wayne. The previous computer file is nowhere to be seen. The pool pass applications have been altered for the new year and are ready to go out with the newsletter. Board suggests to make sure guest passes say they are non refundable and that the community understands there is a limit to how many people can be at the pool at one time.

VIII. Unfinished Business

A. Proposals

- a. Tennis Court/Playground Surface- after discussion. MOTION: ACCEPT proposal from Excel paving with the caveat that the price has not significantly fluctuated from the

GROWTH THROUGH EXCELLENCE

previous proposal and as long as there is a warranty included. Motion by Coleman.
Second by Sumner. MOTION PASSES

b. Pool area cleaning- After discussion. MOTION: ACCEPT proposal from Libbey's Power wash. Request that they include the corner sign on Wesleyan and Baker. Motion by Sumner. Second by Coleman.

B. Baccalaureate Sign- After discussion the Board instructs Wayne to have the attorney send a demand letter to the driver that hit the sign.

C. Clubhouse remodel- Information was given by Wayne to the board on approximate cost of remodels. The price instructed was between \$110 and \$120 per square foot.

D. Little Free Library- Roger gave an update on the little free library. He will be getting with Mike to help cut out pieces for the library.

IX. New Business

A. 3rd Precinct Meeting- Roger gave update on Civic league meeting he went to sponsored by the 3rd precinct. He provided a handout from the meeting about crime. He said he plans to continue attending the meetings representing Campus East.

B. Newsletter- Wayne said the newsletter is prepared to go out. Board requests that we be more aggressive in the approach of cleaning up after your dogs.

C. Children Complaint- Board was given information about complaints of children playing on cars and with shopping carts in the streets. Discussion was had. There is something about children playing in the newsletter and the board will explore other ideas.

D. Insurance- MOTION: Renew insurance if the premiums are not drastically rising. Motion by Hinton. Second by Sumner. MOTION PASSES

Pool Contract- Board asks to set up meeting with owner of Sage pools to discuss their increase in pricing. MOTION: Accept Teresa Roth's emailed resignation from the board. Furthermore, Teresa Roth is barred from running or being appointed to the board in the future. MOTION by Sumner. Second by Coleman. MOTION PASSES

MOTION: Waive old violation fees and debt from 5408 Scholarship Drive. Motion by Coleman. Second by Sumner. MOTION PASSES

MOTION: Raise pool guest passes to \$10 and replacement passes to \$10 due to pool contract increase. Motion by Coleman. Second by Hinton. MOTION PASSES

MOTION: Accept violation fees as sent by ACC. Motion by Hinton. Second by Sumner. MOTION PASSES

X. Executive Session

A. Board of Directors complaints

B. 5408 Scholarship Drive

C. Pool Contract

D. Violation Fees/ List

E. Delinquency Report

F. Remittance Reports

XI. Adjourn

Next Meeting: April 28th, 2022

The February 24th, 2022 Board Minutes have been approved by the Board of Directors:

Roger Durity Signature

Jeffrey Coleman Signature