

Campus Walk Homeowners Association

Board of Directors Meeting MINUTES

Date: Thursday, March 13, 2019
Time: 6:00 p.m.
Location: Study Lounge – 931 N. Euclid

CALL TO ORDER

- Meeting was called to order at 6:08 p.m. by Secretary, Suzette Avetian.

ROLL CALL

Board Present: Carol Cheng, Treasurer
Suzette Avetian, Secretary
Meg Cox, Member at Large

Board Absent /
Excused: Cynthia Haines, Vice President

Management Representative /
Minute Taker: Debbie Tolton, Cadden Community Management

QUORUM (3) –

- Quorum was present to conduct meeting.

ORGANIZATION OF BOARD

- President, Mike Cannon submitted resignation due to the sale of his unit. Filling the President position tabled until next meeting.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the January 10, 2019 meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Carol Cheng
Financial Report for the period ending February 28, 2019:
 - Bank Balance \$35,825
 - Operating Balance (petty cash-on-site) \$100

Campus Walk Homeowners Association
Board of Directors Meeting MINUTES
March 13, 2019

- Reserve Balance – Alliance Bank..... \$183,371
- Reserve Balance – Mutual of Omaha \$128,873
- CD – Alliance Bank (13m) Matures 3/27/19 \$127,205
- CD – Mutual of Omaha (15m) Matures 6/6/19 \$126,879
- Delinquent Assessments..... \$2,644

- **MOTION:** To approve the financial reports for January and February 2019 as submitted. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 – General Maintenance expenses – 2019 YTD
 - Reviewed Breakdown – reimbursement expenses / ACE hardware
 - Tax returns ready for signature.

- **MOTION:** to roll maturing CD from Alliance Bank into 24 month CD at 3.15% with National Cooperative Bank. Motion was seconded and passed unanimously.

- Manager Report
 - Reviewed and discussed CCM -2019 Changes to Attachment A of Management Agreement.
 - Unit 230 – shared concerns with location of parking space. Board does not have a solution; however, agreeable to review reasonable, not obstructive options presented to them.

OLD BUSINESS

- Landscaping plan – Update
 - Manager to contact Consultant and discuss revising plan utilizing current landscaping / hardscapes.
 - Paint project - Board reviewed 3 bids presented by: Wild West, BCK Coatings and Coles Custom Painting
 - **MOTION:** to accept bid presented by Coles Custom Painting totaling \$75,520 to include front doors and upgrade to eggshell. Motion was seconded. Discussion ensued. Motion passed unanimously.
 - Manager to inquire why did not include primer.
 - Manager to check ROC license/insurance reflecting Campus Walk as additional insured/Bond
 - Manger to get references on company –check with other manager if they have used company.

NEW BUSINESS

- None presented

NEXT MEETING

- The next meeting is scheduled for **Thursday, April 18, 2019 at 6:00 p.m. (NOTE DATE CHANGE.)**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 7:35 p.m.

EXECUTIVE SESSION FOLLOWED.

Upon a motion made, Executive Sessions may be held for discussions or consideration of any matter(s) appearing on this agenda for any reason permitted by law: a) personal health or financial information of an owner/member, employee, etc.; (b) employee performance, compensation, health records, etc.; and (c) owner/member appeal or penalty.