

# Campus Walk Homeowners Association

## Board of Directors Meeting MINUTES

**Date:** Saturday, October 12, 2019  
**Time:** Immediately following Annual Meeting.  
**Location:** Study Lounge – 931 N. Euclid

### CALL TO ORDER

- Meeting was called to order at 10:51 a.m. by President, Suzette Avetian.

### ROLL CALL

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

Board Absent/  
Excused: Cynthia Haines, Vice President

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

### QUORUM (3 Directors) –

- Quorum was present to conduct meeting.

### ORGANIZATION OF BOARD:

- **MOTION:** to retain current positions. Motion was seconded and passed unanimously.

### HOMEOWNER INPUT

- None Present

### APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the September 12, 2019 Board of Directors meeting. Motion was seconded and passed unanimously.

### REPORTS

- Treasurer Report – Carol Cheng

#### **Financial Report for the period ending September 2019:**

- Bank Balance ..... \$41,320
- Operating Balance (petty cash-on-site) ..... \$100
- Reserve Balance – Alliance Bank ..... \$141,185

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- Reserve Balance – Mutual of Omaha ..... \$129,214
  - CD – Mutual of Omaha (15m) Matures 9/20/20 ..... \$129,004
  - CD – National Cooperative Bank (12m) Matures 4/28/20 ..... \$128,681
  - Delinquent Assessments ..... \$1,137
- **MOTION:** To approve the financial reports for September 2019 as submitted. Motion was seconded and passed unanimously.
    - Reviewed GL#4305 – General Maintenance expenses – 2019 YTD.
    - Reviewed breakdown – reimbursement expenses / ACE hardware.
  - Manager Report accepted as presented.
    - Have downspout checked by unit 128; revisit adding another spout
    - Waterproofing exterior under walk way of unit 128 and parking lot side of unit 127.

**OLD BUSINESS**

- Landscaping plan for 2020 – freshen up by adding gravel, plants.
- Get rid of small gravel which falls onto the sidewalks.
- Stucco planters / add seasonal plants.
- Trees – south end.

**NEW BUSINESS**

- 2020 Draft Budget tabled until next month.
  - Manager to email copy of tax returns to Treasurer.

**NEXT MEETING**

- The next meeting is scheduled for **Thursday, November 14, 2019**

**ADJOURNMENT**

- **MOTION:** to adjourn meeting was made at 11:44 a.m.

**EXECUTIVE SESSION FOLLOWED**

Upon a motion made, Board may go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities for the following reason(s): personal health or financial information of an owner/member.