

Campus Walk Homeowners Association

Board of Directors Meeting MINUTES

Date: Thursday, February 20, 2020
Time: 6:00 p.m.
Location: Study Lounge – 931 N. Euclid

CALL TO ORDER

- Meeting was called to order at 6:00 p.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.

HOMEOWNER INPUT:

- None present.

APPROVAL OF MEETING MINUTES

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

REPORTS

- Treasurer Report – Carol Cheng

Financial Report for the period ending January 31, 2020:

- Bank Balance \$40,543
- Operating Balance (petty cash-on-site) \$100
- Reserve Balance – Alliance Bank.....\$156,943
- Reserve Balance – Mutual of Omaha\$129,410
- CD – Mutual of Omaha (15m) Matures 9/20/20.....\$129,752
- CD – National Cooperative Bank (12m) Matures 4/28/20.....\$129,462
- Delinquent Assessments..... \$1,071

- **MOTION:** To approve the financial reports for December 2019 and January 2020 as submitted. Motion was seconded and passed unanimously.
 - CPA same as last year / taxes due in March.
 - Reviewed GL#4305 (General Maintenance expenses) – 2019 YTD.

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- Manager Report accepted as presented.
 - Gate repair / steps – Manager to contact welder instead of Gate Company.
 - Doorking Increase Notice effective 2.3.20; Board agreed every Fall residents will need to sign up for electronic gate to ensure accuracy.
 - Roof to be added to next meeting's agenda.

OLD BUSINESS

- None presented

NEW BUSINESS

- **MOTION:** to approve bid presented by Oversii Security to go into effect 3.1.20. Motion was seconded and passed unanimously.
 - Manager to get more information on the Barnacle.
 - Reports to be emailed to Board to review.
- Landscaping project
 - **MOTION:** to proceed with the rock distribution map as presented. Motion was seconded and passed unanimously.
- **MOTION:** to accept attorney fee for Resolution on Insurance deductible and Maintenance / repair matrix. Motion was seconded and passed unanimously.
- General maintenance
 - Façade – roof repair needs to take place before the repair can be made.
 - **MOTION:** to accept proposal presented by Morgan Pavement for parking lot numbering, stripping and replacing 4 wheel stops totaling \$1985.00. Motion was seconded and passed unanimously. Confirm paint is reflective.
 - Need to calendar and prioritize assignments / projects to include: Power wash, landscape/irrigation.
 - Washers – need to clean out pipes – run cleaning cycle – smelling musty.

NEXT MEETING

- The next meeting is scheduled for **Wednesday, March 11, 2020** at 6:00 p.m. in the Study Lounge. (Note date change)

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 6:55 p.m.

EXECUTIVE SESSION FOLLOWED

Upon a motion made, 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, employee, etc.