

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, August 12, 2021
Time: 6:00 p.m.
Location: <https://us06web.zoom.us/j/89758181515?pwd=QXFxMWx3YWVh4bTdxOU1iOGhFaDdLZz09>

CALL TO ORDER

- Meeting was called to order at 6:00 p.m. by President, Suzette Avetian.

ROLL CALL

Board Present: Suzette Avetian, President
Paul Tran, Treasurer
Jennifer Lynch, Secretary

Board Absent /
Excused: Meg Cox, Member at Large

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

QUORUM (3 Directors) –

- Quorum was present to conduct meeting.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **July 15, 2021** Board of Directors meeting as corrected. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending June 30, 2021:

- Bank Balance \$6,510
- Operating Balance (petty cash-on-site) \$100
- Reserve Balance – Alliance Bank..... \$238,238
- Reserve Balance – Mutual of Omaha \$129,857
- CD – Mutual of Omaha (15m) Matures 12/20/21 \$132,660
- CD – Gateway Bank (12M) Matures 6/02/22 \$131,592
- Delinquent Assessments..... \$1,523

- **MOTION:** to approve the financial reports for May thru July 2021. Motion was seconded and passed unanimously.

- Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2021 YTD
- Manager Report accepted as presented.

OLD BUSINESS

- Pressure Washer Bids – manager soliciting bids.
- Stone Work – Manager soliciting bids.
- Window Cleaner tabled until after rains.
- Paint gates after repair tabled until new digital locks are installed.

NEW BUSINESS

- **MOTION:** to accept Study Lounge A/C bid presented by LLI totaling \$5,800.0. Motion was seconded and passed unanimously.
- **MOTION:** to accept bid presented by AllStruct to waterproof exterior Unit 139 totaling \$3,150.00. Motion was seconded and passed unanimously.
- **MOTION:** to accept proposal from Water Saving Irrigation Systems to replace all Irrigation lines and install new timer totaling \$19,300.00. Motion was seconded and passed unanimously. Manager to schedule appointment to meet with owner to review scope of work. Will also look into installing irrigation to the planters / pots.
- Dryer vents / cleaning – manager to get costs for cleaning out the dryer vents in the laundry room.
- Manager to get Ideal Metals to provide bid to address steps (by 240-241) and leading down to the pool.
- **MOTION:** to replace door mat in front of study lounge door. Ms. Lynch will purchase and be reimbursed. Motion was seconded and passed unanimously.
- Annual Meeting to be scheduled Saturday, October 9th (Parent’s weekend).

NEXT MEETING

- The next meeting is scheduled for **Thursday, September 30, 2021 at 6PM .**
October meeting to be held on Thursday, October 21, 2021 at 6:00 p.m.

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 8:01 p.m.

EXECUTIVE SESSION FOLLOWED.

MOTION: To adjourn the Board of Directors meeting and go into Executive Session as permitted by law in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): (3) personal health or financial information of an owner/member, employee, etc.; (4) employee performance, compensation, health records, etc.; and (5) owner/member appeal or penalty.