

# Campus Walk Homeowners Association

## Board of Directors Meeting MINUTES

**Date:** Thursday, December 12, 2019  
**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

Board Absent /  
Excused: Cynthia Haines, Vice President  
Meg Cox, Member at Large

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

### QUORUM (3 Directors) –

- Quorum was present to conduct a meeting.

### HOMEOWNER INPUT:

- None present.

### APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the November 14, 2019 Board of Directors meeting. Motion was seconded and passed unanimously.

### REPORTS

- Treasurer Report – Carol Cheng

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

- Bank Balance ..... \$36,947
- Operating Balance (petty cash-on-site) ..... \$100
- Reserve Balance – Alliance Bank ..... \$147,040
- Reserve Balance – Mutual of Omaha ..... \$129,311
- CD – Mutual of Omaha (15m) Matures 9/20/20 ..... \$129,004
- CD – National Cooperative Bank (12m) Matures 4/28/20 ..... \$128,681
- Delinquent Assessments ..... \$940

- **MOTION:** To approve the financial reports for November 2019 as submitted. Motion was seconded and passed unanimously.
  - Board reviewed GL#4305 – General Maintenance expenses – 2019 YTD
  - Board review Breakdown – reimbursement expenses / ACE hardware
- Manager Report accepted as presented.

#### **OLD BUSINESS**

- CCM Board Training tabled for future consideration.

#### **NEW BUSINESS**

- **MOTION:** to purchase replacement Pressure Washer for \$225.00 plus tax. Motion was seconded and passed unanimously.
- **MOTION:** to accept bid from Pool Connection to empty water and patch two rebar leaks for \$500 plus cost of water. Motion was seconded and passed unanimously.
  - To be scheduled after March (sewer rates determined during Jan-Mar).
  - Less chemicals will be used with the fresh water.
- **MOTION:** to accept bid presented by United Electric to remove existing timer for exterior lighting and replace with photo cells totaling around \$1,500.00. Motion was seconded and passed unanimously.
- Dictograph 2020 Contract was reviewed reflecting \$1.00 increase to current agreement. Further discussion tabled. Manager to solicit bids from 3 security companies to be reviewed.

#### **NEXT MEETING**

- The next scheduled meeting changed to **Tuesday, January 14, 2020 at 6:00 p.m.**

#### **ADJOURNMENT**

- **MOTION:** to adjourn meeting was made at 6:45 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.