

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, April 16, 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

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 meeting.

HOMEOWNER INPUT:

- None present.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the March 11, 2020 Board of Directors meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Carol Cheng

Financial Report for the period ending March 31, 2020

- Bank Balance \$15,704
- Operating Balance (petty cash-on-site) \$100
- Reserve Balance – Alliance Bank \$168,164
- Reserve Balance – Mutual of Omaha \$129,456
- CD – Mutual of Omaha (15m) Matures 9/20/20 \$129,752
- CD – National Cooperative Bank (12m) Matures 4/28/20 \$129,462

- Delinquent Assessments\$393
- **MOTION:** To table approval of March 2020 financial reports until May meeting.
- Manager to research increased water expenses.
 - Reviewed GL#4305 (General Maintenance expenses) – 2020 YTD
 - **MOTION:** to rollover CD maturing 4.28.20 into 6mo CD offered by Pacific Premier (First Associations Bank) at 1.00% APY as 1st choice; if rate not available, then 12 month CD at 1.15%APY offered at Gateway Commercial Bank. Motion was seconded and passed unanimously.
- Manager Report was reviewed.

OLD BUSINESS

- Roof Maintenance (pending)
- General maintenance
 - Façade – manager to contact Juan Quintero at (520) 270-3130
 - Parking lot numbering (need to relocate vehicles). Manager to contact garage and see if they will assist.
 - Gate repair (pending). Manager in contact with Southwest Gas to have them compensate for repair caused by their neglect with gate stopper.
 - Manager to proceed with step repair which was approved.

NEW BUSINESS

- Maintenance Matrix tabled until May meeting.
- Resolution for Insurance Deductible tabled until May meeting. Manager to confirm with attorney if they will charge to answer questions.

NEXT MEETING

- The next meeting is scheduled for **Thursday, May 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.