

Campus Walk Homeowners Association

Board of Directors Meeting MINUTES

Date: Thursday, June 22, 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:

- No homeowners were present.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the May 14, 2020 Board of Directors meeting.
Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Carol Cheng

Financial Report for the period ending May 31, 2020:

- Bank Balance \$8,258
- Operating Balance (petty cash-on-site) \$100
- Reserve Balance – Alliance Bank..... \$167,828
- Reserve Balance – Mutual of Omaha \$129,558
- CD – Mutual of Omaha (15m) Matures 9/20/20 \$130,505
- CD – National Cooperative Bank (12m) Matures 4/28/20 \$130,238

- Delinquent Assessments..... \$64
- **MOTION:** To approve the financial reports for May 2020 as submitted. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 (General Maintenance expenses) – 2020 YTD
 - Paid Kustom Invoices were reviewed
 - Paid water Invoices for March and May were reviewed. Reflecting downward trend of lower occupancy.
 - Website invoice was reviewed.

OLD BUSINESS

- General maintenance
 - Façade – Luis (pending)
 - Parking lot numbering (completed)
 - Gate repair (pending – contacted supervisor)
- **MOTION:** to accept Maintenance Matrix with requested clarification on balconies. Motion was seconded and passed unanimously.
- **MOTION:** to accept Deductible Resolution pending adding under maintenance units with dryers to annually clean out dryer vents. Motion was seconded and passed unanimously.
 - Manager to put together cover letter to mail out beginning of July. Will go into effect August 1, 2020.

NEW BUSINESS

- **MOTION:** to ratify approval of Red Mountain Roofing roof maintenance proposal totaling \$2,450.00. Motion was seconded and passed unanimously.
- Pool has been re-opened; signs are posted, chains removed and pool furniture removed. E-blast to go out.
- **MOTION:** to accept United Electric proposal to add control contractor and astronomical timer for exterior lighting on buildings 2, 3 and 7 totaling up to \$725.00. Motion was seconded and passed unanimously.
- Office Printer – when repair is needed Board to consider replacing printer instead.

NEXT MEETING

- The next meeting is scheduled for **Thursday, July 9, 2020 at 6:00 p.m.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 6:39 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.