

Campus Walk Homeowners Association

Board of Directors Meeting MINUTES

Date: Thursday, July 9, 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 June 22, 2020 Board of Directors meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Carol Cheng

Financial Report for the period ending June 30, 2020:

- Bank Balance \$11,663
- Operating Balance (petty cash-on-site) \$100
- Reserve Balance – Alliance Bank..... \$172,431
- Reserve Balance – Mutual of Omaha \$129,585
- CD – Mutual of Omaha (15m) Matures 9/20/20 \$131,270
- CD – Gateway Bank (12M) Matures 6/02/21 \$130,478
- Delinquent Assessments..... \$593

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- **MOTION:** To table approving financial report until next meeting due to bank statements not being received. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 (General Maintenance expenses) – 2020 YTD
- Manager Report accepted as presented.

OLD BUSINESS

- General maintenance
 - Façade – Luis (pending)
 - Gate repair (pending)
- **MOTION:** to approve Cover Letter as presented. Motion was seconded and passed unanimously.
- **MOTION:** to approve updated Maintenance Matrix. Motion was seconded and passed unanimously.
- **MOTION:** to approve updated Resolution for Insurance Deductible. Motion was seconded and passed unanimously.
- Promulgation to be included with both documents in Governing Documents. To be mailed to all owners and available on website. Will be included in new owner documents.

NEW BUSINESS

- **MOTION:** to table Chula Vista – Tree Trimming bid until next meeting. Manager to get bids from: Palminators and Branching Out Tree Service.
- **MOTION:** to accept bid presented by Andy's Door and Lock for one digital lock totaling \$1,255 to be installed on Building 2 gate facing parking lot. Motion was seconded and passed unanimously.
 - Will monitor how this lock holds up. Board to consider installing on all gates.
- **MOTION:** to continue with current parking permit and revisit electronic permits for future once receive more information. Motion was seconded and passed unanimously.
 - Color to be lime green. Manager to place order.
- Ms. Avetian is still exploring adding a walkway in front of gate between Buildings 4 & 5. Exploring various options, one of which moving transformer. Will present to Board if feasible.

NEXT MEETING

- The next meeting is scheduled for **Thursday, August 13, 2020 at 6:00 p.m.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 6:29 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.