

Campus Walk Homeowners Association

Board of Directors Meeting MINUTES

Date: Thursday, December 10, 2020
Time: 6:00 p.m.
Location: <https://global.gotomeeting.com/join/975553853>

CALL TO ORDER

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

ROLL CALL

Board Present: Suzette Avetian, President
Elke Riley, Vice President
Jennifer Lynch, Secretary
Meg Cox, Member at Large

Board Absent /
Excused: Carol Cheng, Treasurer

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 **November 12, 2020** Board of Directors meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report –
Financial Report for the period ending November 30, 2020:

- Bank Balance \$2,417
- Operating Balance (petty cash-on-site) \$100
- Reserve Balance – Alliance Bank \$198,375
- Reserve Balance – Mutual of Omaha \$129,709
- CD – Mutual of Omaha (15m) Matures 12/20/21 \$132,040
- CD – Gateway Bank (12M) Matures 6/02/21 \$130,478
- Delinquent Assessments \$619

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Board of Directors Meeting Minutes
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- **MOTION:** To approve the financial reports for November 2020 as submitted. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 and #4311(Gen. Maint&Plumb Exp.) – 2020 YTD
- Manager Report was accepted as presented.
 - Window washing to scheduled 1st week in February (after pressure washing has been completed). 2 Buildings remaining.
 - Pressure washing will then be only for stairwells / pre-determined walkways.
 - Excess porter charge to be coded to Landscaping as he is trimming plants on weekly basis.
 - E-Blast – reminder to not leave valuables in vehicles, be cognizant of surroundings / keep gates closed. Reminder of 2021 assessment increase.

OLD BUSINESS

- None presented

NEW BUSINESS

- CSC Systems correspondence reviewed. Further discussion tabled until next meeting.
 - Manager to compile back up information (included with payment) from September (August) and August (July) as well as end of month reports presented for tax purposes.
 - Option discussed: Remove coin option; is there a binding contract
- Attorney agreed Doorbell Cameras (ie., Ring) may be installed with Board approval.
- **MOTION:** to establish \$50/day fine for storage of water bottles and such on the walk ways. Motion was seconded and passed unanimously. Rules & Regulations to be amended to reflect this change.

NEXT MEETING

- The next meeting is scheduled for **Thursday, January 14, 2021 – 6:00 pm. – Virtual Meeting.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 7:10 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.