

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, May 13, 2021
Time: 6:00 p.m.
Location: <https://global.gotomeeting.com/join/468447469>

CALL TO ORDER

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

ROLL CALL

Board Present: Suzette Avetian, President
Paul Tran, Treasurer
Jennifer Lynch, Secretary

Board Absent/
Excused: Elke Riley, 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.

GUEST SPEAKER:

- Mike Poletta – Holbrook Asphalt reviewed proposal, explained the product to be used and answered questions presented by the Board.
- Gene Doughty – Ace Asphalt reviewed proposal, explained the product to be used and answered questions presented by the Board.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **April 22, 2021** Board of Directors meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending April 30, 2021:

- Bank Balance \$34,454
- Operating Balance (petty cash-on-site) \$100
- Reserve Balance – Alliance Bank \$214,683

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- Reserve Balance – Mutual of Omaha \$129,792
 - CD – Mutual of Omaha (15m) Matures 12/20/21 \$132,264
 - CD – Gateway Bank (12M) Matures 6/02/21 \$130,478
 - Delinquent Assessments \$333.24
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- **MOTION:** to approve the financial reports for April 30, 2021. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2021 YTD
 - **MOTION:** to rollover Gateway Bank CD to Metro Phoenix, 12 month at .60% if Gateway is not willing to match. Motion was seconded and passed unanimously.
 - Manager Report accepted as presented.
 - Manager to research current pressure washer (when purchased, specs and cost).

OLD BUSINESS

- **MOTION:** to accept asphalt bid presented by Ace Asphalt totaling \$19,935.00. Motion was seconded and passed unanimously.
- Per vendor – asphalt should be applied in cooler months; possibly during winter break.

NEW BUSINESS

- **MOTION:** to approve ARC request presented by Unit 228 to install washer / dryer in unit. Motion was seconded and passed unanimously.

NEXT MEETING

- The next meeting is scheduled for **Thursday, June 10, 2021, 6:00 pm. – Virtual Meeting.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 7:15 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.