

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, July 15, 2021
Time: 6:00 p.m.
Location: Join Zoom Meeting

<https://us06web.zoom.us/j/89758181515?pwd=QXFxMWx3YWVh4bTdxOU1iOGhFaDdLZz09>

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: Meg Cox, Member at Large

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 **May 13, 2021** Board of Directors meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending June 30, 2021:

• Bank Balance	\$9,285
• Operating Balance (petty cash-on-site)	\$100
• Reserve Balance – Alliance Bank.....	\$232,973
• Reserve Balance – Mutual of Omaha	\$129,841
• CD – Mutual of Omaha (15m) Matures 12/20/21	\$132,459
• CD – Gateway Bank (12M) Matures 6/02/21	\$131,592
• Delinquent Assessments.....	\$1,286

- **MOTION:** to table the financial reports for May and June 2021 until clarification is provided. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2021 YTD

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- Manager Report was accepted as presented.
- **MOTION:** to accept proposed increase presented by Oversii to be budgeted for next year from \$1,045/mo to \$1,118.15/mo. Motion was seconded and passed unanimously.

OLD BUSINESS

- None presented

NEW BUSINESS

- **MOTION:** to accept ARC request presented by Unit 120 for the furniture to be placed on balcony. Motion was seconded and passed unanimously.
- **MOTION:** to deny ARC to hang wind chimes in balcony. Motion was seconded and passed unanimously.
- **MOTION:** to accept bid presented by Roadrunner Lock and Safe to install digital locks on all gates totaling \$18,777.88. Motion was seconded and passed unanimously.
- **MOTION:** to approve accept bid presented by Roadrunner Lock and Safe to replace broken gate closure on building 4 with Hydraulic Gate closure TB200 totaling 684.00. Motion was seconded and passed unanimously.
- **MOTION:** to authorize Cadden to transfer \$20,000 from reserves to Operating to pay for these expenses. Motion was seconded and passed unanimously.
- Maintenance items to address:
 - Solicit bids for company to pressure wash walkways on regular basis. Carlos to bow all stairwells when on site for clean up
 - Solicit bids to address wear on stair treads
 - Solicit bids to paint gates where repairs have been made
 - Reposition pots near drips / add plants.
 - Replace missing faux stone on planters
 - Replace door mat outside office
 - Have Irrigation evaluated – entire system.
 - **MOTION:** to spend up to \$375.00 on cushions for lounge chairs. Motion was seconded and passed unanimously.

NEXT MEETING

- The next meeting is scheduled for **Thursday, August 12, 2021 – 6:00 pm. – Virtual Meeting.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 7:54 pm.

EXECUTIVE SESSION FOLLOWED

MOTION: To adjourn the Board of Directors meeting and go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities or in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s): (3) personal health or financial information of an owner/member, employee, etc.; (4) employee performance, compensation, health records, etc.; and (5) owner/member appeal or penalty.