

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** Thursday, March 11, 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.

### APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **February 11, 2021** Board of Directors meeting. Motion was seconded and passed unanimously.

### REPORTS

- Treasurer Report – Paul Tran  
**Financial Report for the period ending February 29, 2021:**

• Bank Balance .....	\$1,307
• Operating Balance (petty cash-on-site) .....	\$100
• Reserve Balance – Alliance Bank.....	\$209,920
• Reserve Balance – Mutual of Omaha .....	\$129,773
• CD – Mutual of Omaha (15m) Matures 12/20/21 .....	\$132,264
• CD – Gateway Bank (12M) Matures 6/02/21 .....	\$130,478
• Delinquent Assessments.....	\$1,397

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- **MOTION:** to approve the financial reports for January 31, 2021 and February 29, 2021. Motion was seconded and passed unanimously.
  - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2021 YTD
- Manager Report accepted as presented.

**OLD BUSINESS**

- CSC Systems - **MOTION:** to authorize attorney to send hybrid draft letter as described. Draft to be reviewed by Board prior to sending. Motion was seconded and passed unanimously.
- Security Cameras installation was reviewed and discussed. **MOTION:** to not install security cameras as recommended by attorney. Motion was seconded and passed unanimously.

**NEW BUSINESS**

- Roof drains – Ms. Avetian recapped meeting with Red Mountain Roofing on modifying roof drains. When maintenance is scheduled they will count the number of drains on each roof and provide a bid on the modification (installing 2x4 along each drain). Further discussion tabled until this information is provided.

**NEXT MEETING**

- The next meeting is scheduled for **Thursday, April 8, 2021 – 6:00 pm. – Virtual Meeting.** *Update: Meeting re-scheduled to Thursday, April 22, 2021 at 6:00 p.m.*

**ADJOURNMENT**

- **MOTION:** to adjourn meeting was made at 6:41 p.m.

**EXECUTIVE SESSION TO 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.