

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** Thursday, January 14, 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  
Elke Riley, Vice President  
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 **December 10, 2020** Board of Directors meeting. Motion was seconded and passed unanimously.

### REPORTS

- Treasurer Report –  
**Financial Report for the period ending December 31, 2020:**

• Bank Balance .....	\$3,812
• Operating Balance (petty cash-on-site) .....	\$100
• Reserve Balance – Alliance Bank .....	\$199,875
• 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 .....	\$600

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- **MOTION:** To approve the financial reports for December 2020 as submitted. Motion was seconded and passed unanimously.
  - Review GL#4305 and #4311(Gen. Maint&Plumb Exp.) – 2020 YTD
- Manager Report accepted as presented.
  - Solicit bids for all key systems for Board to review.
  - Remind Carlos to pick up trash /rake inside the community.
  - E-blast amendment to Rules & Regulations - \$50.00 fine for trash left in breezeway.

**OLD BUSINESS**

- CSC Systems notice was reviewed and tabled for next meeting.
- Manager to send certified letter marked “Urgent” again requesting executed copy as board cannot proceed in any way without this information.
- Who is sales rep to review contract.

**NEW BUSINESS**

- No new business was presented.

**NEXT MEETING**

- The next meeting is scheduled for **Thursday, February 11, 2021 – 6:00 pm. – Virtual Meeting.**

**ADJOURNMENT**

- **MOTION:** to adjourn meeting was made at 6:31 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.