

Campus Walk Homeowners Association

Board of Directors Meeting MINUTES

Date: Thursday, February 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
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 **January 14, 2021** Board of Directors meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report

Financial Report for the period ending January 31, 2021:

• Bank Balance	\$16,605
• Operating Balance (petty cash-on-site)	\$100
• Reserve Balance – Alliance Bank.....	\$204,636
• Reserve Balance – Mutual of Omaha	\$129,731
• CD – Mutual of Omaha (15m) Matures 12/20/21	\$132,264
• CD – Gateway Bank (12M) Matures 6/02/21	\$130,478
• Delinquent Assessments.....	\$720

- **MOTION:** To table approving the financial reports for January 31, 2021. Motion was seconded and passed unanimously.

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Board of Directors Meeting Minutes
February 10, 2021

- Reviewed GL#4305 and #4311(Gen. Maint&Plumb Exp.) – 2021 YTD
- **MOTION:** to hire CPA, Larry Recker, to file 2020 Taxes and Compilation
- Manager to provide information on the benefit of disclosures, supplemental information and footnotes for future consideration.

- Manager Report was reviewed.
 - Manager to schedule meeting with roofer to review/discuss roof drain system with Ms. Avetian and what preventative measures can be taken.
 - Schedule Window cleaner for end of February.
 - Manager to get more information on broken window.

OLD BUSINESS

- **MOTION:** to forward CSC Systems contract / correspondence to attorney for review. Motion was seconded and passed unanimously.
- Manager to get information from other laundromats / Laundry companies for comparison.

NEW BUSINESS

- **MOTION:** to appoint Paul Tran to the Board to fill Treasurer Position vacated by Carol Cheng. Motion was seconded and passed unanimously.

NEXT MEETING

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

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 7:04 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.