

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** Wednesday, November 10, 2021  
**Time:** 6:00 p.m.  
**Location:** Please join my meeting from your computer, tablet or smartphone.  
<https://us06web.zoom.us/j/83968994596?pwd=UXFqcmg3RXhONWRPM3ROMndmRnJrZz09>

### 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  
Kristine Narum, Member at Large  
Surya Koneru, Member at Large

Management Representative /  
Minute Taker: Debbie Tolton, Cadden Community Management

### QUORUM (3 Directors) –

- Quorum was present to conduct meeting.

### ORGANIZATION OF BOARD

- **MOTION:** Suzette Avetian will continue as President, Kristine Narum nominated as Vice President, Paul Tran will continue as Treasurer, Jennifer Lynch will continue as Secretary and Surya Koneru as Member at Large. Motion was seconded and passed unanimously.

### APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes as corrected from the **September 30, 2021** Board of Directors meeting. Motion was seconded and passed unanimously.

### REPORTS

- Treasurer Report – Paul Tran  
**Financial Report for the period ending October 31, 2021:**

- Bank Balance ..... \$18,166
- Operating Balance (petty cash-on-site) ..... \$100
- Reserve Balance – Alliance Bank ..... \$218,344
- Reserve Balance – Mutual of Omaha ..... \$129,906
- CD – Mutual of Omaha (15m) Matures 12/20/21 ..... \$132,909

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- CD – Gateway Bank (12M) Matures 6/02/22 ..... \$131,592
- Delinquent Assessments ..... \$1,565
- Prepaid Assessments..... \$18,093
  
- **MOTION:** to approve the financial reports for September and October 2021. Motion was seconded and passed unanimously.
  - Review GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2021 YTD were reviewed.
  
- Manager Report was accepted as presented.
  - Rebuild planter – waiting on adjustor
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**OLD BUSINESS**

- None presented

**NEW BUSINESS**

- **MOTION:** to accept EZ Clean Power proposal totaling \$2,500.00 for entire community. Motion was seconded and passed unanimously.
- Proposed 2022 Budget was tabled. Board agreed to increase amount to be spent on Pool Furniture/Cushions.

**NEXT MEETING**

- The next meeting is scheduled for Budget meeting scheduled Tuesday, November 23, 2021 and Board meeting scheduled Thursday, **December 9, 2021 at 6:00 p.m.**

**ADJOURNMENT**

- **MOTION:** to adjourn meeting was made at 7:56 p.m.

**EXECUTIVE SESSION FOLLOWED.**

**MOTION:** To adjourn the Board of Directors meeting and go into Executive Session as permitted by law 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.