

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, December 9, 2021
Time: 6:00 p.m.
Location: Please join my meeting from your computer, tablet or smartphone.
<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
Kristine Narum, Vice President
Jennifer Lynch, Secretary
Surya Koneru, Member at Large

Board Absent/
Excused: Paul Tran, Treasurer

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 **November 10, 2021** Board of Directors meeting and Budget Meeting. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report – Debbie Tolton in Mr. Tran's absence.
Financial Report for the period ending November 30, 2021:

• Bank Balance	\$22,230
• Operating Balance (petty cash-on-site)	\$100
• Reserve Balance – Alliance Bank	\$223,107
• Reserve Balance – Mutual of Omaha	\$129,922
• CD – Mutual of Omaha (15m) Matures 12/20/21	\$132,909
• CD – Gateway Bank (12M) Matures 6/02/22	\$131,592
• Delinquent Assessments	\$1,379
• Prepaid Assessments.....	\$20,230

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- **MOTION:** to approve the financial reports for November 2021. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2021 YTD
 - **MOTION:** based on penalty, first choice CIT 18 mo., .60% and second choice Alliance 12 mo .45% for upcoming CD rollover. Motion was seconded and passed unanimously.
 - Manager to inquire on early withdrawal penalty.
 - Correction: mature date was in error. Motion cancelled.*
 - **MOTION:** to select Larry Recker, CPA, to file 2021 Tax / Compilation. Motion was seconded and passed unanimously.
- Manager Report accepted as presented.

OLD BUSINESS

- None presented

NEW BUSINESS

- Proposed Bicycle security improvement was reviewed and discussed. Further discussion was tabled until results from survey are received.
 - Manager to put together Survey Monkey with pictures for input on relocation of bicycle rack (Study lounge; by unit 237/137 to start with).
- Proposed Scooter parking was declined at this time.

NEXT MEETING

- The next meeting is scheduled for Thursday, January 13, 2022 at 6:00 p.m.

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 7:36 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.