

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, January 13, 2022
Time: 6:00 p.m.
Location: <https://us06web.zoom.us/j/82491671634?pwd=aGZyaGVBcjhCQWhaNEEx6ZDnrMUt4UT09>

CALL TO ORDER

- Meeting was called to order at 6:08 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 **December 9, 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 December 31, 2021:

• Bank Balance	\$3,569
• Operating Balance (petty cash-on-site)	\$100
• Reserve Balance – Alliance Bank.....	\$227,871
• Reserve Balance – Mutual of Omaha	\$129,938
• CD – Mutual of Omaha (15m) Matures 9/25/22	\$133,010
• CD – Gateway Bank (12M) Matures 6/02/22	\$131,592
• Delinquent Assessments.....	\$1,315
• Prepaid Assessments	\$16,227

- **MOTION:** to approve the financial reports for December 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

- Bicycle rack relocation (pending). Manager working on Survey Monkey.

NEW BUSINESS

- Board reviewed proposal. Waiting to hear back from insurance company. Would like to accept option 2 of Dorn Engineering proposal.
 - Manager to clarify footer clause.
 - Progressive has received copy of Dorn estimate. Clarified that it did not include pressure washing oil on sidewalk, vegetation replacement and cement pot.
- Further discussion of providing dye tablets to detect leaks in toilets tabled. Manager to check with City and inquire if they provide these tablets.

NEXT MEETING

- The next meeting is scheduled for Thursday, **February 10, 2022 at 6:00 p.m.**

ADJOURNMENT

- **MOTION:** to adjourn meeting at 6:47 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.