

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, March 10, 2022
Time: 6:00 p.m.
Location: <https://us06web.zoom.us/j/89874664250?pwd=cDJHczVldTNlWlFoV0oyZ2lLSEM1UT09>

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

Board Absent: Paul Tran, Treasurer
 Surya Koneru, 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 **February 17, 2022** Board of Directors meeting as corrected. Motion was seconded and passed unanimously.

REPORTS

- Treasurer Report –
Financial Report for the period ending February 28, 2022:

• Bank Balance	\$11,258
• Operating Balance (petty cash-on-site)	\$100
• Reserve Balance – Alliance Bank	\$213,057
• Reserve Balance – Mutual of Omaha	\$129,970
• CD – Mutual of Omaha (15m) Matures 9/25/22	\$133,010
• CD – Gateway Bank (12M) Matures 6/02/22	\$131,592
• Delinquent Assessments	\$2,202
• Prepaid Assessments.....	\$20,614
• Unpaid Bills	\$0

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- In the absence of Mr. Tran, Debbie Tolton reviewed account balances.
- Confirmed a reserve contribution was not made in February.
- **MOTION:** to continue making reserve contribution in March. Motion was seconded and passed unanimously.
- **MOTION:** to approve the financial reports for February 2022 as presented. Motion was seconded and passed unanimously.
 - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2022 YTD.
- Manager Report accepted as presented.

OLD BUSINESS

- Bicycle rack relocation – Survey Monkey questions to be forwarded to Board for review. Results to be presented at next meeting.
- Toilet leak detection – manager to distribute tablets to units. Units to contact HOA office to report any leaks. Manager to follow up with Owners.

NEW BUSINESS

- **MOTION:** to proceed with two (2) “Delivery” Signs at E2 gate and G4 gate as well as signs identifying gates. Motion was seconded and passed unanimously.

NEXT MEETING

- The next meeting is scheduled for **Thursday, April 14, 2022 at 6:00 p.m.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 6:43 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.