

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, November 10, 2022

Time: 6:00 p.m. Meeting URL

CALL TO ORDER

ROLL CALL

Present:

Suzette Avetian, President

Kristine Narum, Vice President

Jennifer Lynch, Secretary

Absent/Excused:

Surya Koneru, Member at Large

Paul Tran, Treasurer

Management Representative: Laurel Pavlik, CCM

Minute Taker: Laurel Pavlik, Cadden Community Management

QUORUM (3 Directors) –

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **September 8, 2022** Board of Directors meeting: Motion made, approved unanimously. (Lynch/Narum)

REPORTS

- Treasurer Report – Laurel Pavlik

Financial Report for the period ending October 31, 2022:

• Bank Balance	\$15,222.98
• Reserve Balance.....	\$629,240.92
• Reserve Balance – Alliance Bank.....	\$223,305.59
• CD – CIT Reserve MM.....	\$130,185.49
• Alliance Bank CD 2.72% 10/30/23.....	\$133,768.92
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50
• Delinquent Assessments.....	\$2,251.20
• Prepaid Assessments	\$19,129.76
• Unpaid Bills.....	\$0

Review GL Accounts 4305 and 4311 (Page 16)

MOTION: to approve the financial reports for **October 31, 2022:** Motion made, approved unanimously (Avetian/Lynch)

- Manager Report: Newsletter approved

OLD BUSINESS

- Laundry Room Damage: Allstruct Bid: Repaired damage, they have not come back to paint, I have not paid the invoice yet.
- Abandoned Bicycles: Have been removed from the bike racks
- Security Screen Survey: Topic tabled for now due to voting shows no interest in this project at this time.
- Window cleaning: Skytek, still waiting for answer to questions: Water repellent, bird debris, screen removal. Contacted regarding repellent, they do not offer, but will consider if we give them product information, Suzette is going to check on products.
- Bike Enclosure: New options: Suzette is going to look into these options more.
- Larger dumpster on 1st St.: still waiting on pricing.

NEW BUSINESS

- 2023 Budget
- New Cadden Contract: Check on addition fee seen on financials for Employment cost, hold over until next meeting.
- Pool: Contractor stating the he will need to drain and patch 5 places due to rebar bleed. He is recommending we have the pool redone with granite or pebble tech, they last longer. Adding pool resurface to budget and plans for 2023, get bids
- Office ceiling leak: Check to see if this should be covered by Red Mountain, get repair bids
- Insurance D&O and Umbrella: Insurance approved
- Step Replacement project completed pictures: Get bids for painting, red mountain, Cole's

PROJECTS:

- Window Cleaners (commercial):
- Miscellaneous Repairs:
- Pool Table Repair:

NEXT MEETING

- The next meeting is scheduled for **Thursday, December 8th, 2022 6:00p.m.**

ADJOURNMENT

EXECUTIVE SESSION TO FOLLOW IF NEEDED.

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.