

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, June 9, 2022

Time: 6:00 p.m.

Location:

CALL TO ORDER:

Meeting was brought to order at by President Suzette Avetian at 6:02pm

ROLL CALL

Board Present: Suzette Avetian, President
Jennifer Lynch, Secretary
Surya Koneru, Member at Large

Board Absent

/Excused: Kristine Narum, Vice President
Paul Tran, Treasurer

Management Representative: Debbie Tolton & Laurel Pavlik,
CCM Minute Taker: Laurel Pavlik, Cadden Community
Management

QUORUM (3 Directors)

Quorum was present to conduct meeting

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **May 12, 2022** Board of Directors meeting and Budget Meeting. Motion was seconded and passed unanimously (Koneru, Lynch)

REPORTS

- Treasurer Report – Laurel Pavlik filling in for Mr. Tran
Financial Report for the period ending May 31, 2022:

- Bank Balance\$27208.59
- Reserve Balance – Alliance Bank.....\$219127.16
- Reserve Balance – CIT Reserve MM\$130019.57
- CD – CIT CD .45% (15m) Matures 9/25/22.....\$133157.51
- CD – Gateway Bank (12M) Matures 6/02/22\$131591.87
- Delinquent Assessments.....\$1812.70

- Prepaid Assessments\$24591.53
- Unpaid Bills\$0

- **MOTION:** to approve the financial reports for May 2022.
Motion was seconded and passed unanimously (Koneru, Lynch)

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- **Manager Report was accepted as presented**

OLD BUSINESS

- Bicycle rack relocation update: Bid was reviewed. It was determined that we will continue to research options for this project. Should it need to be placed on the south end, a more visually appealing design (iron work) may be necessary.

NEW BUSINESS

- Fire Department Inspection: Reviewed.
- Knox Boxes: Need to check with fire department (Andrew Quinn) to see if we can purchase a new knox box for the Euclid entrance, but perhaps move one of the existing knox boxes to the northwest gate instead of purchasing additional.
- Standpipe Testing: bid approved, need to schedule, we will also be adding a budget line item for this expense going forward.
- Basement Floor Drain: I was determined that we will keep an eye on the drain for possible future repair as needed.
- Donation options for abandon bicycles: Charity BICAS was recommended. Discussed that I was not able to cut through the bike locks with the bolt cutters I have. It was stated that BICAS will cut them off for us, but should probably wait until students return to do so. Other options to cut off locks will be investigated, we will store them until students return.
- Additional Pet Station: Bid approved, will schedule.

Next Meeting

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

ADJOURNMENT

Motion: to adjourn meeting was made at 6:36pm

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 and owner/member, employee, etc.; (4) employee performance, compensation, health records, etc.; and (5) owner/member appeal or penalty.