

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, September 8, 2022

Time: 6:00 p.m. Meeting URL

CALL TO ORDER 6:04pm

ROLL CALL

Present: Suzette Avetian, President
Kristine Narum, Vice President
Jennifer Lynch, Secretary
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 August 17, 2022 Board of Directors Meeting: (Lynch/Tran)
Approved Unanimously

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending August 31, 2022:

- Bank Balance \$3,799.76
- Reserve Balance – Alliance Bank..... \$238,703.17
- Reserve Balance – CIT Reserve MM \$130,109.37

- CD – CIT CD .45% (15m) Matures 9/25/22..... \$133,308.63
- CD – Gateway Bank (12M) Matures 6/02/23 \$132,382.50
- Delinquent Assessments..... \$1132.53
- Prepaid Assessments \$22,456.42
- Unpaid Bills \$0

Review GL Accounts 4305 and 4311

MOTION: to approve the financial reports for July 2022: (Tran/Lynch) Approved Unanimously

- Manager Report

OLD BUSINESS

- Sidewalk Maintenance: Complete
- Laundry Room Damage: Allstruct Bid: Contacted them that bid was approved, have not heard back from them for scheduling.
- Laundry Room Windows Metal Bars: Contacted Mr. Welder, asked to update bids with dimensions
- A/C Unit Metal Covering: Contacted Mr Welder: Bid Approved
- Window cleaning: Awaiting bid from Skytek.
- Bike Enclosure: Contacted Mr Welder, asked to update bids with dimensions

NEW BUSINESS

- Security Screens: Phone Estimate from BullDog Bid, Diamondback, Motion to create a ballot survey: (Lynch/Narum) approved unanimously.
- Larger Dumpster for 1st St.
- Step repair: IdealMetals Bid: Motion to approve: (Lynch/Tran) approved unanimously

PROJECTS:

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

NEXT MEETING

- The next meeting is scheduled for **Thursday, October13,2022at6:00p.m.**

ADJOURNMENT: Motion (Tran/Narum) 7:32pm

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.