

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, May 12, 2022
Time: 6:00 p.m.
Location: <https://us06web.zoom.us/j/85338929856?pwd=em1oOHNIUk9tNktjeGFKOVNVSFhWZz09>
Meeting ID: 853 3892 9856 ; Passcode: 100549

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
Paul Tran, Treasurer
Jennifer Lynch, Secretary

Board Absent: Surya Koneru, Member at Large

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

QUORUM (3)-

- Quorum was present to conduct meeting.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **April 14, 2022** Board of Directors meeting and Budget Meeting. Motion was seconded and passed unanimously. (Tran/Lynch)

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending April 30, 2022:

• Bank Balance	\$30,378.44
• Reserve Balance – Alliance Bank	\$213,610.42
• Reserve Balance - CIT Reserve MM	\$130,003.01
• CD – CIT CD .45% (15m) Matures 9/25/22	\$133,157.51
• CD – Gateway Bank (12M) Matures 6/02/22	\$131,591.87
• Delinquent Assessments	\$1,010.53
• Prepaid Assessments.....	\$27,219.67
• Unpaid Bills	\$0

- **MOTION:** to approve the financial reports for April 2022. Motion was seconded and passed unanimously. (Narum/Tran)
 - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2022 YTD
- Manager Report
 - Gate codes, discussed changing to a generic code for the summer and then issue new upon student move in. I was decided at this time to leave the codes in places as issued in March. Re-evaluate and issue new Delivery codes in December.
 - Cement – Trip Hazards. It was determined that Suzette, Jennifer and Kristine would meet on the property on Sunday May 15th to inspect the specific areas listed by the contractor Precision Concrete Cutting. *Upon meeting the board member decided to repair all except areas 7 and 8.*
 - Vehicle property damage south end of community: Received a bid from Allstruct that is more in line with the adjusters estimate, we should be able to get this project rolling soon.

OLD BUSINESS

- Bicycle rack relocation update, bid received from Dorn did not include building the fence structure, will contact them. Going to reach out to some fencing companies for bids.
- Paint Bids reviewed. **MOTION:** to accept bid from Coles Custom Painting totaling \$2,990. Motion was seconded and passed unanimously. (Narum/Tran).

NEW BUSINESS

- Rental listings – Board wants us to contact the website developer regarding security issue with submitting a change or listing form, it could possibly be changed by a non-owner. Motion to accept \$40.00 set up fee and \$25.00 annual fee. Motion was seconded and passed unanimously. (Lynch/Tran)
- Board decided to schedule pressure washing of property sidewalks and stairs for June.
- Board decided to accept 6 panel steel doors, as the current majority 4 panel is no longer available, for future replacements as needed. Need to check to see if a change needs to be made in the Design Guidelines.

NEXT MEETING

- The next meeting is scheduled for **Thursday, June 9, 2022 at 6:00 p.m.**

ADJOURNMENT

- **MOTION:** to adjourn general session was made at 7:40 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.