

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, August 17, 2022
Time: 6:00 p.m.

CALL TO ORDER

ROLL CALL

Present: Suzette Avetian, President
Kristine Narum, Vice President
Jennifer Lynch, Secretary
Surya Koneru, Member at Large
Absent/Excused: Paul Tran, Treasurer

Management Representative: Laurel Pavlik, CCM
Minute Taker: Laurel Pavlik, Cadden Community Management

QUORUM (3 Directors) –

APPROVAL OF MEETING MINUTES (Lynch/Narum)

- **MOTION:** To approve minutes from the **July 14, 2022** Board of Directors meeting and Budget Meeting.

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending July 31, 2022:

• Bank Balance	\$3,325.62
• Reserve Balance – Alliance Bank.....	\$232,674.33
• Reserve Balance – CIT Reserve MM	\$130,070.70
• 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	\$1769.03
• Prepaid Assessments	\$25,838.25
• Unpaid Bills	\$0

Review GL Accounts 4305 and 4311

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

- Manager Report

OLD BUSINESS

- Sidewalk Maintenance: Still waiting to be scheduled in August Email

It was determined that we would spray paint the big trip hazard by the south Euclid gate.

- Knox Boxes installed: Photo's
- Fire Valve Replaced: Photo
- Laundry Room Damage: Allstruct Bid

Bid was approved by board

- Laundry Room Windows Metal Bar:

It was determined that we need dimensions listed on the Mr. Welder bid.

- A/C Unit Metal Covering

It was determined that we need dimensions listed on the Mr. Welder bid.

NEW BUSINESS

- Signs: Pet, Gate, Trespass:

It was determined that Allstruct Bid was high for this project, Suzette would bring equipment and we would install the signs.

- Oversi Security Rate Increase: Rate increase approved.
- Oversi Camera Security Informaiton: It was determined that we would not look into this security option at this time.

PROJECTS:

- Window Cleaners (commercial): Contacted 3 companies, bid tour with Awash Windows & Building Cleaners, Monday the 8th and Better View Window Cleaners on Tuesday the 9th:
It was determined to get another bid from Skytech, we do not want the window cleaning company entering the units.

- Miscellaneous Repairs

No bids at this time

- Pool Table Repair:

Awaiting debit card so

I can order online.

- Bike Enclosure: bid tour with Steel n Stone, Monday the 8th:

No decision on bids were made.

NEXT MEETING

- The next meeting is scheduled for **Thursday, September 8,2022at6:00p.m.**

ADJOURNMENT 7:17

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

