

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, December 8, 2022

Time: 6:00 p.m.

CALL TO ORDER

ROLL CALL

Present: Suzette Avetian, President
Kristine Narum,
Vice President Paul Tran, Treasurer

Absent/Excused: Jennifer Lynch, Secretary
Surya Koneru, Member at Large

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 **November 10, 2022** Board of Directors meeting: Motion (Tran/Narmu) approved unanimously

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending November 30, 2022:

• Bank Balance	\$8,155.05
• Reserve Balance.....	\$223,869.85
• CD – CIT Reserve MM.....	\$130,222.95
• Alliance Bank CD 2.72% 10/30/23.....	\$134,077.94
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50
• Delinquent Assessments.....	\$1,995.63
• Prepaid Assessments	\$17,274.52
• Unpaid Bills.....	\$0

Review GL Accounts 4305 and 4311

MOTION: to approve the financial reports for **November 30, 2022:** Motion (Tran/Narum) approved unanimously.

- Manager Report

OLD BUSINESS

- Window cleaning: Skytek: Send water resistant options to Skytek to see if it is an option for use.
- Bike Enclosure: New options: Suzette will check into concrete pads for enclosures, will review options for rentals and lower rates for longer rentals.
- Larger dumpster on 1st St.
- Office Leak Repair/Misc. Repairs

NEW BUSINESS

- 2023 Budget: Approved, change reserve transfer to \$2556.00
- New Cadden Contract: Approved
- Pool Resurface: Bid: Get more bids
- Tucson Water Information: Research options for homeowners
- Gas Line Building Holes: Get bids with other needed repairs
- Reserve Study Bid: Approved for on-site option

PROJECTS:

- Website update and listing bill reminders: Letter for approval

NEXT MEETING

- The next meeting is scheduled for **Thursday, January 12th, 2023 6:00p.m.**

ADJOURNMENT: 7:33pm

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.