

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** Thursday, March 9, 2023

**Time:** 6:00 p.m.

**Where:** Bluejeans

### CALL TO ORDER

#### ROLL CALL

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

Absent/Excused: Kristine Narum, Vice President  
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 **February 9, 2023** Board of Directors meeting  
Motion made, passed unanimously.

#### REPORTS

- Treasurer Report – Paul Tran

#### Financial Report for the period ending January 31, 2023:

• Bank Balance .....	\$10,378.18
• Reserve Balance.....	\$227,059.37
• CD – CIT Reserve MM.....	\$130,300.40
• Alliance Bank CD 2.72% 10/30/23.....	\$134,688.12
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50
• Delinquent Assessments.....	\$1662.94
• Prepaid Assessments .....	\$20,793.49
• Unpaid Bills.....	\$0

#### Financial Report for the period ending February 28, 2023:

• Bank Balance .....	\$23,086.15
• Reserve Balance.....	\$229,676.65
• CD – CIT Reserve MM.....	\$130,300.40
• Alliance Bank CD 2.72% 10/30/23.....	\$134,979.19
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50

- Delinquent Assessments.....\$1130.97
- Prepaid Assessments.....\$25,515.05
- Unpaid Bills.....\$0

Review GL Accounts 4305 and 4311: No Expenses recorded on these account in January or February 2023

**MOTION:** to approve the financial reports for **January 31 and February 28, 2023:**

- Manager Report

**OLD BUSINESS**

- Window cleaning: Contacted Dave Kaminski (Professional Window Cleaning) They no longer do jobs in Tucson, they recommended Gabe’s Spotless Window Cleaning, but they have already declined our project.
- Bike Enclosure/Concrete Pads: Receive W9 from contractor and submitted to accounting, waiting for vendor to be in system so I can submit 50% check.
- Miscellaneous Repairs: The Contractor: I received the reply on the fascia project, where they state they would replace the full 8ft of fascia wood on the balconies.
- Guidelines for Oversii and A&B Towing: Had to rephrase item 3 regarding Oversii, made the change and sent it again for signature. Still waiting to hear from A&B to make sure they have no questions/concerns. Once this is complete, I will update the website.

**NEW BUSINESS**

- Deetur Security Camera Bid: Concerned that big lot has visual gaps, need to get bids for light poles/camera’s in lot.
- Alltech Fence/Gate Bid: Tabled at this time
- Jacob Gutierrez Stone Wall Bid: Approved
- Mr. Welder Cubby Hole Grate Bid: Approved
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**PROJECTS:**

**NEXT MEETING**

- The next meeting is scheduled for **Thursday, April 13, 2023 6:00p.m.**

**ADJOURNMENT**

**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.