

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, May 11, 2023

Time: 6:00 p.m.

ALL TO ORDER 6:00pm

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

- **MOTION:** To approve minutes from the **April 13, 2023** Board of Directors meeting: Motion made approved unanimously

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending April, 2023:

• Bank Balance	\$12,135.81
• Reserve Balance.....	\$235,424.53
• CD – CIT Reserve MM.....	\$130,311.65
• Alliance Bank CD 2.72% 10/30/23.....	\$135,593.47
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50
• Delinquent Assessments.....	\$1,868.17
• Prepaid Assessments.....	\$20,708.60
• Unpaid Bills.....	\$0

Review GL Accounts 4305 and 4311:

MOTION: to approve the financial reports for **March, 2023:** Motion made, approved unanimously.

- Manager Report

OLD BUSINESS

- **Window cleaning:** contacted Skytek: Bid approved unanimously. This will become an annual project for after the monsoons. Get a schedule date from Skytek, send out notice for homeowners to remove the window screens.
- **Bike Enclosure/Concrete Pads:** Concrete started Monday, May 5, one complete
- **Fascia Repair:** The Contractor new bids (Pages) Contacting more companies
- **Guidelines for Oversii:** Awaiting signed copy from Oversii, A&B to make sure they have no questions/concerns.
- **Mr. Welder Cubby Hole Grate Bid:** Grate has been completed, awaiting painting, he is also going to paint the window board on Euclid.
- **Unit 127 wall leak:** Contacted Allstruct, I did find that they did the last one, they are not interested in bidding at this time. Contact A Plus Handyman for a bid on this project.
- **CSC Cancellation:** Sent email to person given asking for equipment removal timeline.
- **C-Pec Contract:** Many contract issues/changes needed discussed, composed a review for the next meeting.

NEW BUSINESS

- **Parking Lot Light Poles:** Contacted Gamble Electric, he stated they are completely swamped until next year, I then asked to confirm that putting up light poles is something his company does, he said no. Contact TEP
- **Termite Issue:** Burn's bid, I have two more companies coming out on Monday, will update packet. Both companies stated that there is no current activity in damaged areas, state the board replacement is all that is needed.
- **216 Sewer line leak, 117, 116 repairs, Emails:** It was determined that the individual owners are responsible for their own repairs. Siting the Insurance Deductible Resolution matrix of 2020.
- **Reserve Study:** It was discussed to start the budget review in August with these suggestions in mind.
- **Red Mountain Roofing:** Bid approved unanimously, contact for scheduling.

- **PROJECTS:** It was discussed that we need to do a parking lot striping and numbering project this summer.

NEXT MEETING

- The next meeting is scheduled for **Thursday, June 8, 2023 6:00p.m.**

ADJOURNMENT: 7:26

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.