

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, February 9, 2023

Time: 6:00 p.m.

ROLL CALL

Present: Suzette Avetian, President

Kristine Narum, Vice President

Jennifer Lynch, Secretary

Absent/Excused: Surya Koneru, Member at Large

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 **January 12, 2023** Board of Directors meeting
Motion made, approved unanimously.

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending December 31, 2022:

• Bank Balance	\$14,229.38
• Reserve Balance.....	\$224,436.54
• CD – CIT Reserve MM.....	\$130,261.67
• Alliance Bank CD 2.72% 10/30/23.....	\$134,377.69
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50
• Delinquent Assessments.....	\$692.32
• Prepaid Assessments	\$16,057.87
• Unpaid Bills.....	\$0

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

MOTION: to approve the financial reports for **December 31, 2022:** Motion made approved unanimously.

- Manager Report

OLD BUSINESS

- Window cleaning: Brighter Days has declined the project

- Bike Enclosure/Concrete Pads: Bid: Bid from Jacob Gutierrez approved.
- Power Washing: Approved power washing from EZ Clean
- Miscellaneous Repairs: New bid from The Contractor: Approved for fascia project, painting project and drywall repair, pending additional information as to what process will be taken for specific repairs.

NEW BUSINESS

- Guidelines for Oversii: Agreed on the new guidelines, it was determined to send a copy to the Security company and A&B towing for signature to ensure all parties aware of new process.
- Oversii Letter: Acquire a bid for security cameras
- Balcony Fascia: Pictures: Approval for The Contractor to do this project pending questions.
- Parking Lot Gate: Letter to City: Acquire a bid for the gate
 1. Water Shut Off: It was determined that the board can regulate repair time line: Work on property shall be permitted from 8:30 a.m. to 5:30 p.m Sunday through Saturday.
- Tax review options: Approved to use Larry Recker, Compilation option
- Board Workshop Flyer:

PROJECTS:

NEXT MEETING

- The next meeting is scheduled for **Thursday, March 9th, 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.