

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, January 12, 2023

Time: 6:00 p.m.

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) –

Homeowner Input: Questioned if there would be a future project to repair the exterior balcony fascia.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **December 8, 2022** Board of Directors meeting, motion made, approved unanimously.

REPORTS

- Treasurer Report – Laurel Pavlik

Financial Report for the period ending November 30, 2022:

| | |
|--|--------------|
| • Bank Balance | \$8155.05 |
| • 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: Already approved at December meeting.**

- Manager Report

OLD BUSINESS

- Window cleaning: Skytek: It was decided to contact other companies for this project.
- Bike Enclosure: It was decided to plan the project for current purchase of 2 stackable at this time, but make concrete pad big enough for 3 stackable. We will work on getting concrete bids.
- Larger dumpster on 1st St.: Completed

NEW BUSINESS

- Dixon Repair Bid: Bid was approved unanimously
- Ohana Pool Resurface: Bid was approved unanimously
- CSC Revenue:
- C-Pec Laundry Room Bid: Board approved unanimously to change to C-Pec upon the CSC contract end in May 2023
- Power washing: Need to schedule, get bids from other power washing company.

PROJECTS:

NEXT MEETING

- The next meeting is scheduled for **Thursday, February 9th, 2023 6:00p.m.**

ADJOURNMENT 7:06pm

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.