

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** Thursday, June 8, 2023

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

### CALL TO ORDER

#### ROLL CALL

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

Absent Excused: 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 **May 11, 2023** Board of Directors meeting  
Motion made, approved unanimously

#### REPORTS

- Treasurer Report – Paul Tran

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

• Bank Balance .....	\$7,475.33
• Reserve Balance.....	\$226,079.76
• CD – CIT Reserve MM.....	\$130,411.65
• Alliance Bank CD 2.72% 10/30/23.....	\$135,896.61
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50
• Delinquent Assessments.....	\$2802.23
• Prepaid Assessments .....	\$19,633.06
• Unpaid Bills.....	\$0

Review GL Accounts 4305 and 4311:

**MOTION:** to approve the financial reports for **May 31, 2023:** Motion made, approved unanimously

- Manager Report

#### OLD BUSINESS

- **Window cleaning:** Skytek; project went well for the lower windows, the upper windows, especially the ones with the window wells came out streaky. As this is a project that we would like to complete annually, we will inquire if they would have access to a bucket lift for better results.
- **Bike Enclosure/Concrete Pads:** Completed: **Stone wall repair:** Completed, both projects look good.
- **Fascia Repair:** Awaiting a bid from Titan: This project is turning out to be way bigger than we originally thought. See email from Titan. A Plus Handyman declined to bid, way too big of a job. They recommend Barker Construction, who has also declined the project. They have recommended Rob Armstrong: Awaiting a bid.
- **Guidelines for Oversii:** Awaiting signed copy from Oversii, A&B to make sure they have no questions/concerns.
- **Mr. Welder Cubby Hole Grate Bid:** Completed: project looks good, he also painted the board on Euclid.
- **Unit 127 wall leak:** Need to contact A Plus Handyman for this, forgot to ask when he was here.
- **CSC Cancellation:** Sent email to person given asking for equipment removal timeline.
- **C-Pec Contract: Requested changes noted:** send these notes to C-Pec for clarification.
- **Red Mountain Roofing:** Awaiting scheduling

#### **NEW BUSINESS**

- **Parking Lot Light Poles:** TEP, received contact with Elena Pryer, she is going to have a surveyor contact me to come look at the parking lot.
- **Pest Control: AZ Pest Control:** Bid: We are staying with Burns for pest control.
- **Stair Painting:** Awaiting bid from A Plus Handyman: Call Franco 5 Painting.
- **Bike Locker installation:** Awaiting bid from A Plus Handyman
- **Oversii Rate increase:** Increase approved pending signing of new towing regulations.

#### **PROJECTS:**

- **Schedule for tree trimming and check with Carlos on how much landscapers can complete**
- **Replace damaged and missing pool umbrellas**
- **Get a bid on pool awning replacement.**

#### **NEXT MEETING**

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

**ADJOURNMENT: 6:45pm**

**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.