

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** Thursday, July 13, 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) –

#### APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **June 8, 2023** Board of Directors meeting  
Motion made, approved unanimously.

#### REPORTS

- Treasurer Report – Paul Tran

#### **Financial Report for the period ending June 30, 2023:**

- Bank Balance .....\$16,461.32
- Reserve Balance.....\$216,200.81
- CD – CIT Reserve MM..... \$130,450.42
- Alliance Bank CD 2.72% 10/30/23.....\$136,210.45
- CD – Gateway Bank .45% 6/02/23.....\$133,276.57
- Delinquent Assessments.....\$1657.79
- Prepaid Assessments .....\$22,387.91
- Unpaid Bills.....\$0

Review GL Accounts 4305 and 4311:

**MOTION:** to approve the financial reports for **June 30, 2023:** Motion made, approved unanimously.

- Manager Report:

## **OLD BUSINESS**

- **Bike Lockers:** Obtain more bids for installation.
- **Fascia Repair:** Titan: Bid approved, ask about wood seal before painting. Check that 109 is included in the bid.
- **Guidelines for Oversii:** Awaiting signed copy from Oversii, A&B to make sure they have no questions/concerns.
- **Unit 127 wall leak:**
- **CSC Cancellation:**
- **C-Pec Contract:** Sent modification requests, awaiting new contract.
- **Red Mountain Roofing:** Project completed.
- **Stair Painting:** Franco 5 Painting; Project completed
- **New Pool Umbrellas:** Delivered
- **Light Poles:** McGullam, Dakota, he proposes 2 poles with 2 lights each. There is other processes that will need to be included with this project such as giving them easement and getting permission from surrounding properties, I will send this information when he gets it to me.
- **Tree Trimming:** Branching Out Tree Service: Scheduled for July 31<sup>st</sup>, they will get us in earlier if a time slot becomes available.

## **NEW BUSINESS**

- **Add "Park at your own risk" signs to parking lot**
- **Sewer line pipe scope/jet wash**
- **In unit clothes washing machines requiring pan underneath**
- **PROJECTS:**

## **NEXT MEETING**

- The next meeting is scheduled for **Thursday, August 10, 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.