

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, August 10, 2023

Time: 6:00 p.m.

CALL TO ORDER 6:00pm

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) –

Homeowner Input: Homeowners present: Stephen, Wendy, Scott

Stephen: My car was broken into twice, window broken out first time, there was nothing valuable/visible in the car. Asked about security cameras or fencing in the community.

Scott: The dumpster for the frat house has stuff all over, homeowner reported that he knows some of the stuff, toilet, mattress etc. came from Campus Walk and that we should perhaps pay to clean it up. He also noted a homeless person sleeping under the mattress.

Presidents Report: Suzette Avetian: President explained that the CC&R's state the Association is not responsible for security. The Association did contract the security company years back due to loud parties being conducted in the units of the community, and to monitor and tow unauthorized parking.

The President also presented the included material for cameras and extra security, reviewed the cost and liabilities. She then presented the documents previously received from the attorney's office recommending against video surveillance due to presumed monitoring and privacy issues, and the break ins/vandalism are not specific to or increased in prevalence to Campus walk.

The President stated that we have looked into gating the parking area, we would need to purchase the alley way and the cost for just the equipment, amounted to more than \$119K and no guarantees after additional legal fees that we would have the rights to gate off the alley.

President then stated that we are going to add more lighting to the back of the 911 and 921 buildings, we are working with the City of Tucson to add light poles in the large parking area and we are going to put warning signs in the parking area's reminding the tenants to lock their vehicles and to not leave any valuables in the vehicle.

APPROVAL OF MEETING MINUTES

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

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending July 31, 2023:

- Bank Balance\$15,512.73
- Reserve Balance.....\$219,321.24
- CD – CIT Reserve MM..... \$130,450.42
- Alliance Bank CD 2.72% 10/30/23.....\$136,515.06
- CD – Gateway Bank .45% 6/02/23.....\$133,276.57
- Delinquent Assessments.....\$2,947.79
- Prepaid Assessments.....\$19,412.50
- Unpaid Bills.....\$0

Review GL Accounts 4305 and 4311:

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

- Manager Report

OLD BUSINESS

- **Bike Lockers:** Delivery and Installation set for August 16th, 2023
- **Fascia Repair:** Titan: Project started August 9th
- **Guidelines for Oversii:** New towing guidelines signed by Oversii and A&B Towing, updated Welcome packet with the new guidelines.
- **Unit 127 wall leak:**
- **CSC Cancellation:** Still working on this, new contact given is zcampuzano@cscsw.com, had not heard from him, called on 8/8, was told I would get a call back and that equipment would be removed this week, did not receive call.
- **C-Pec Contract:** Contract has been completed, signed, notarized and delivered
- **Stair Painting/Laundry Room:** Proposal approved, stair scheduled for August 17 & 18.
- **Light Poles:** McGullam, Dakotah, 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:** Completed

NEW BUSINESS

- **Add “Park at your own risk” signs: Security CC&R:** It was decided to go with the red parking lot sign, with the changes of removal of Management, Property Owner and adding Lock your vehicle.
- **Oversii:** Security to Go: This was reviewed with the homeowners

- **Attorney Analysis for Security Camera's:** This was reviewed with the homeowners
 - **Internal Security Screens:** We have not made contact with the manufacturing company.
 - **Sewer line pipe scope/jet wash:** Waiting for proposals
 - **Parking lot striping:** Apache Bid
 - **Pool Gate Screen:** Pictures, Awaiting bid from Mr. Welder
 - In unit clothes washing machines requiring pan underneath
 - Power wash walkways and common areas in September after residents are moved in
 - Coordinate with Carlos to use leaf blower on walkways before power washing
 - **News Letter:**
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- **PROJECTS:**

NEXT MEETING

- The next meeting is scheduled for **Thursday September 14th 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.