

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, September 21, 2023

Time: 6:00 p.m.

CALL TO ORDER

ROLL CALL

Present: Suzette Avetian, President
Kristine Narum, Vice President
Surya Koneru, Member at Large
Absent/Excused: Paul Tran, Treasurer
Jennifer Lynch, Secretary

Management Representative: Laurel Pavlik, CCM
Minute Taker: Laurel Pavlik, Cadden Community Management

QUORUM (3 Directors) –

Homeowner Input: Scott Gordon: Was there a study done before the purchase of the bike lockers? Discussion ensued.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **August 10, 2023** Board of Directors meeting
Motion made, approved unanimously

REPORTS

- Treasurer Report – Paul Tran

Financial Report for the period ending August 31, 2023:

• Bank Balance	\$17,492.42
• Reserve Balance.....	\$221,942.64
• CD – CIT Reserve MM.....	\$130,450.42
• Alliance Bank CD 2.72% 10/30/23.....	\$136,830.43
• CD – Gateway Bank .45% 6/02/24.....	\$133,276.57
• Delinquent Assessments.....	\$1,833.95
• Prepaid Assessments.....	\$19,4447.09
• Unpaid Bills.....	\$0

Review GL Accounts 4305 and 4311:

MOTION: to approve the financial reports for **July 31, 2023**. Motion made, with exceptions of incorrect CD information, approved unanimously.

- Manager Report

OLD BUSINESS

- **Bike Lockers:** It was decided that the bike lockers would be free of charge, we need to come up with a locker usages agreement. Also need to check with janitorial company about wiping down the top of these weekly.
- **Fascia Repair:** Titan: It was recommended to ask about long screw option vs. hangars for under walkway separations.
- **Unit 127 wall leak:** Awaiting bid from United
- **CSC Cancellation:** Equipment was removed on 9/6/23
- **Laundry Room C-Pec:** Room has been painted, equipment has been installed, plumbing has been fixed and equipment was tested. I have asked C-Pec for posters with information on how to report machines in need a repair. Pictures
- **Light Poles:** Still have not received anything from Dakotah McGullam. Placed a call to Elena Pryer again.
- **Parking Signs:** Motion to approve purchase of 4 signs, approved unanimously.
- **Internal Security Screens:** New option, this may be an option, go online to get visual.
- **Sewer line pipe scope/jet wash:** Motion to approve bid, approved unanimously.
- **Parking lot striping:** Speedy Striping: Project on hold.
- **Pool Gate Screen:** Mr. Welder bid: Motion to approve bid, approved unanimously
- **Power Wash:** Awaiting schedule information from EZ Power Washing. Coordinate with Carlos and power washing company to use leaf blower on walkways before power washing

NEW BUSINESS

- **Water Shut Off/Plumbing Resolution:** Need further definitions for Emergency vs. Elective.
- **Jan Pro Janitorial:** Proposal: Review proposal, define items that do not pertain to our community and add the items not listed that our community needs, dumpster area pick up, common area trash etc.
- **Outside Lighting on 911 and 921 Buildings:** Awaiting bid from United.
- **Parking Blocks:** Get bids

News Letter:

- **PROJECTS:**

NEXT MEETING

- The next meeting is scheduled for **Thursday October 26th After Annual Meeting.**

ADJOURNMENT 7:53pm

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.