

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, October 26, 2023

Time: Following Annual Meeting

CALL TO ORDER

ROLL CALL

Present: Suzette Avetian, President
Kristine Narum, Vice President
Jennifer Lynch, Secretary
Surya Koneru, Member at Large
Scott Gordon, Treasurer

Management Representative: Laurel Pavlik, CCM

Minute Taker: Laurel Pavlik, Cadden Community Management

QUORUM (3 Directors) –

Homeowner Input:

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **September 21, 2023** Board of Directors Meeting:
Motion made, approved unanimously

REPORTS

- Treasurer Report

Financial Report for the period ending September 30, 2023:

- Bank Balance\$16,782.91
- Reserve Balance.....\$224,562.80
- CD – CIT Reserve MM..... \$130,603.11
- Alliance Bank CD 2.72% 10/30/23.....\$137,146.53
- CD – Gateway Bank .45% 6/02/24.....\$133,276.57
- Delinquent Assessments.....\$1,102.53
- Prepaid Assessments.....;.....\$16,969.71
- Unpaid Bills.....\$0

Review GL Accounts 4305 and 4311: (Page)

MOTION: to approve the financial reports for **July 31, 2023:** Motion made, approved unanimously with the exception of the Gateway CD: See previous discussion

- Manager Report

OLD BUSINESS

- **Bike Lockers:** Bike Locker agreement composed. Sent to 5 interested occupants.
- **Fascia Repair:** Titan: Did another walk-thru, awaiting additional information on remaining project locations.
- **Light Poles/Back Building Lights:** Titan is going to send proposal
- **Parking Signs:** Ordered 4
- **Internal Security Screens:** No further information
- **Sewer line pipe scope:** Completed, no issues found awaiting written report.
- **Parking lot striping:** Titan will give proposal, will do work on weekend when residents can use parking garage.
- **Pool Gate Screen:** Mr. Welder: Awaiting scheduling
- **Power Wash:** Completed 10-11-23
- **Water Shut Off/Plumbing Resolution:** Need finalized with definitions.
- **Jan Pro Janitorial:** Need to contact with change of duties.
- **Parking Blocks:** Titan: Awaiting proposal
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NEW BUSINESS

- **Cadden All Inclusive Option:** Need comparison with current expense accounts for office supplies, postage, copies/scanning, tax compilation etc.
- **2024 Operating Budget:** Motion made to approve budget, budget approved majority.

- **PROJECTS:** Send latest financials and Cox Communications and Cadden contracts to new treasurer Scott Gordon.

NEXT MEETING:

- The next meeting is scheduled for **Thursday December 14th 6:00p.m.**

ADJOURNMENT: 7:29

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.