

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** January 17, 2024  
**Time:** 6:00 PM  
**Location:** Zoom Virtual Platform

### CALL TO ORDER

The meeting was called to order at 6:03 PM.

### ROLL CALL

Board Present: Suzette Avetian - President  
Jeffrey Borovitz - Vice President  
Robert Pickett - Secretary  
Scott Gordon - Treasurer  
Surya Koneru - Member at Large

Management

Representative: Jose Luis Mireles - Cadden Community Management

Minute Taker: Jose Luis Mireles- Cadden Community Management

### QUORUM (3 required is here):

A quorum was present to conduct the Board of Directors meeting.

### MINUTES

**MOTION:** To approve the October 26, 2023 Board of Directors Meeting minutes as submitted/amended. **Motion made, seconded and passed majority. Scott Gordon abstains.**

**MOTION:** To approve the December 21, 2023 Board of Directors Meeting minutes as submitted/amended. **Motion made, seconded and passed majority. Scott Gordon abstains.**

**MOTION:** To approve the January 3, 2024 Board of Directors Meeting minutes as submitted/amended. **Motion made, seconded and passed majority. Scott Gordon abstains.**

### OFFICERS' REPORTS

- **President’s Report (Suzette Avetian):** No report was provided.
- **Treasurer’s Report (Scott Gordon):** General discussion ensued in regards to operating accounts, prepaid accounts and insurance payments. Brian explained a few items within the check registry report. The Board of Directors requests financials a week before Campus Walk HOA meetings.

**Financial Report for the period ending September 2023:**

• Operating Balance .....	\$16,782.91
• Reserve Balance .....	\$224,562.80
• First Citizens Bank Reserve CD Balance .....	\$130,603.11
• Gateway Bank CD Balance.....	\$133,276.57
• Alliance Bank CD Balance .....	\$137,146.53
• Delinquent Assessments .....	\$1,102.53
• Prepaid Assessments .....	\$16,969.71

**Financial Report for the period ending October 2023:**

• Operating Balance .....	\$14,278.70
• Reserve Balance .....	\$365,143.70
• First Citizens Bank Reserve CD Balance .....	\$130,641.94
• Gateway Bank CD Balance.....	\$133,276.57
• Delinquent Assessments .....	\$188.18
• Prepaid Assessments .....	\$16,548.16

**Financial Report for the period ending November 2023:**

• Operating Balance .....	\$15,349.92
• Reserve Balance .....	\$367,835.32
• First Citizens Bank Reserve CD Balance .....	\$130,679.53
• Bank United CD Balance .....	\$133,276.57
• Delinquent Assessments .....	\$188.22
• Prepaid Assessments .....	\$16,805.04

**Delinquencies:** will be discussed in Executive Session.

**MOTION:** To approve the September 2023, October 2023 and November 2023 financials as submitted. **Motion made, seconded and passed unanimously.**

- **Manager Report:** General discussion ensued regards site inspections being done daily. Manager will inspect the association on a daily basis.

**OLD BUSINESS**

**MOTION:** To appoint Jeffrey Borovitz as President of the Association.

**MOTION:** To appoint Surya Koneru as Vice President of the Association.

**MOTION:** To appoint Robert Pickett as Secretary of the Association.

**MOTION:** To appoint Suzette Avetian as Treasurer of the Association.

**MOTION:** To appoint Scott Gordon as Member at Large of the Association.

- **Unit 227 Red Mountain Proposal** – General discussion regarding Red Mountain Roofing scope of work and the water shut off process. The association requests a detailed document containing a water shut off procedure to provide to the association. The Board of Directors requests additional bids for the repair.
- **2024 Budget Approved** – The budget was approved on October 2023. The Board of Directors review certain line items. The Board of Directors are allowed to increase assessments within the fiscal year; a 30 day notice must be provided to the association.

## NEW BUSINESS

- **Water Discussion** – The Board of Directors have decided to create a committee to address the aging plumbing infrastructure.

**MOTION:** Scott and Dennis volunteered to be part of this committee. Scott and Dennis will inquire with additional homeowners in Campus Walk Condominiums HOA to join the committee. **Motion made, seconded and passed unanimously.**

- **Lawyer Update-** The Board of Directors have informed the association the engagement letter has been signed, retainer payment has been issues and Snell and Wilmer Law are currently reviewing Campus Walk HOA documents.
- **Lighting Discussion-** General discussion ensued regarding the potential of non-working lights throughout the association. The Board inquired if the current security company (Oversii) would be able to add this additional service within their scope of work. Manager will contact Oversii to inquire this service.

**MOTION:** Brian and Jennifer volunteered to form a lighting committee for Campus Walk HOA. **Motion made, seconded and passed unanimously.**

- **Gates** – Discussion on gate codes and gate repairs. Manager will inspect gates on a daily basis to ensure proper function of gates. New gates code will be issues before the start of the school year.
- **Cox Cable Contract** – This item has been tabled until next meeting.
- **Cadden Contract-** The Board of Directors inquired about the all exclusive contract Cadden

Management provides. Campus Walk HOA have decided to seek alternative options for management firms. The Board of Directors introduced the idea of hiring a maintenance guy/caretaker or eliminating an on-site manager.

**MOTION:** Brian, Surya and Jennifer have volunteered to search for a new management company for Campus Walk HOA. **Motion made, seconded and passed unanimously.**

- **Titan Proposal** – General discussion ensued regarding Titan’s proposal. Board of Directors will review previous bids received to determine best pricing for the association.

**MOTION:** To approve line items 4, 6 & 7 (car stops, hanger’s fascia replacement and railing repairs) from Titan’s proposal. **Motion made, seconded and passed unanimously.**

#### **FUTURE MEETING SCHEDULE**

##### **Board Meetings:**

- March 13th at 6 pm
- April 10th at 6 pm
- May 8th at 6 pm
- June 12th at 6 pm

**NEXT MEETING:** The next Board of Directors meeting is February 7<sup>th</sup>, 2024 at 6:00 PM via Webex Virtual Platform.

#### **EXECUTIVE SESSION TO FOLLOW**

To adjourn the Board of Directors meeting and go into Executive Session as permitted by law (A.R.S. 33-1804(C) for planned communities or in accordance with A.R.S. 33-1248(C) Condominiums) for the following reason(s) (1) legal advice; (2) litigation; (3) personal health or financial information of an owner/member, employee, etc.

**MOTION:** To adjourn the Board of Directors meeting. The meeting was adjourned at 8:38 PM. **Motion made, seconded and passed unanimously.**