

Campus Walk Homeowners Association

Board of Directors Meeting Minutes

Date: Thursday, April 14, 2022
Time: 6:00 p.m.
Location: <https://us06web.zoom.us/j/86482400726?pwd=VTFDREtiQys2MFZmZbE9rQ0JmcUxrQT09>

CALL TO ORDER

- Meeting was called to order at 6:07 p.m. by President, Suzette Avetian.

ROLL CALL

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

Board Absent/
Excused: Paul Tran, Treasurer

Management Representatives: Debbie Tolton, Laurel Pavlik, Cadden Community Management
Minute Taker: Debbie Tolton, Cadden Community Management

QUORUM (3)

- Quorum was present to conduct meeting.

APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **March 10, 2022** Board of Directors meeting and Budget Meeting. Motion was seconded and passed unanimously. (Lynch/Narum)

REPORTS

- Treasurer Report, Debbie Tolton filling in for Mr. Tran.
Financial Report for the period ending March 31, 2022:

• Bank Balance	\$17,197
• Operating Balance (petty cash-on-site)	\$100
• Reserve Balance – Alliance Bank	\$213,084
• Reserve Balance – Mutual of Omaha	\$129,986
• CD – Mutual of Omaha (15m) Matures 9/25/22	\$133,158
• CD – Gateway Bank (12M) Matures 6/02/22	\$131,592
• Delinquent Assessments	\$1,907
• Prepaid Assessments.....	\$23,134
• Unpaid Bills	\$0

- **MOTION:** to approve the financial reports for March 2022. Motion was seconded and passed unanimously. (Narum/Lynch)
 - Reviewed GL#4305 and #4311(Gen. Maint & Plumb Exp.) – 2022 YTD
- Manager Report was accepted as presented.

OLD BUSINESS

- Bicycle rack relocation (Survey Results) were reviewed. Board agreed to proceed with soliciting bids to install new bike rack / enclosed by fencing (including top) by units 126/127. Gate to require code assigned to residents registered to use.

NEW BUSINESS

- Sidewalk Maintenance proposal submittal by Precision Concrete Cutting tabled. Board to meet on site to review proposed repairs. Manager to request link on process used by PCC – they do not replace cement. Manager to also reach out to Dorn for proposal.
- Debbie introduced Laurel Pavlik who will be her replacement at Campus Walk. Debbie will be working closely with Laurel to ensure a smooth transition.

NEXT MEETING

- The next meeting is scheduled for **Thursday, May 12, 2022 at 6:00 p.m.**

ADJOURNMENT

- **MOTION:** to adjourn meeting was made at 6:51 p.m.

EXECUTIVE SESSION FOLLOWED.

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.