

# Campus Walk Homeowners Association

## Board of Directors Meeting Minutes

**Date:** Thursday, April 13, 2023

**Time:** 6:00 p.m.

**CALL TO ORDER: 6:00**

### ROLL CALL

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

Management Representative: Laurel Pavlik, CCM

Minute Taker: Laurel Pavlik, Cadden Community Management

**QUORUM** (3 Directors) –

### APPROVAL OF MEETING MINUTES

- **MOTION:** To approve minutes from the **March 9, 2023** Board of Directors meeting  
Board members observed that the reserve balance was incorrect, approved unanimously with this correction.

### REPORTS

- Treasurer Report – Paul Tran

#### **Financial Report for the period ending March, 2023:**

• Bank Balance .....	\$11,522.69
• Reserve Balance.....	\$640,838.96
• CD – CIT Reserve MM.....	\$130,374.14
• Alliance Bank CD 2.72% 10/30/23.....	\$135,280.96
• CD – Gateway Bank .45% 6/02/23.....	\$132,382.50
• Delinquent Assessments.....	\$1,563.92
• Prepaid Assessments.....	\$22,671.81
• Unpaid Bills.....	\$0

Review GL Accounts 4305 and 4311: (Page )

**MOTION:** to approve the financial reports for **March, 2023:** Motion made, approved unanimously

- Manager Report

## **OLD BUSINESS**

- **Window cleaning:** Called Squeegee Squad, only get VM, left messages, no return call as of yet.
- **Bike Enclosure/Concrete Pads:** Contractor has received the 50%, now awaiting the irrigation company to put sleeves on the lines, scheduled for this Thursday/Friday.
- **Miscellaneous Repairs:** The Contractor: Started project for fascia: There are metal boxes on the outside of the buildings phone lines? that are open, need to get them closed/screwed shut.
- **Guidelines for Oversii:** Awaiting signed copy from Oversii, A&B to make sure they have no questions/concerns.
- **Jacob Gutierrez Stone Wall Bid:** Work will commence once concrete pads are completed.
- **Mr. Welder Cubby Hole Grate Bid:** Has received 50% check, is working on frame etc. will install within the next couple of weeks.

## **NEW BUSINESS**

- **Parking Lot Light Poles:** Contacted Arizona Electrical Solutions, LLC, they emailed that they are booked out too far, recommend P & R Electric, called left message. Suggested to try TEP for light poles
- **Unit 127 wall leak repair bid:** Bid seems high contact company that did the last ones, Allstruct?
- **C-Pec:** Need to contact for contract, CSC has been sent the cancelation letter.
- Reserve Study Questions:
- **PROJECTS:**

## **NEXT MEETING**

- The next meeting is scheduled for **Thursday, May 11, 2023 6:00p.m.**

**ADJOURNMENT:6:16**

**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.