

Campus View North Condominium Association, Inc.

c/o Guardian Association Management, LLC
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July 16, 2021
9:30 AM
Video Conference
Board Meeting Minutes

Call to Order

The meeting was called to order at 9:32 AM.

Quorum

Board Members present were Jay Churba and Geri Kouri. Representative present from Guardian Association Management was Kelly Burch. Unit owner present was Dan Reich.

Prioritize Projects

Kelly provided an update on the list of tasks that she had obtained proposals on, detailed below.

- Parking Space Allocation: A spreadsheet had been created indicating what unit owned what space. She was directed to mail the new hang tags to the owners.
- Building Painting: Kelly reported that she had received one proposal for painting at the time of the meeting and would continue to obtain proposals.
- Air Conditioning Drain Lines: One proposal for blowing out of A/C condensation lines and dryer vent cleaning had been obtained and additional proposals were in process.
- Wireless Monitoring of the Fire Sprinkler System: The current monitoring company was in the process of putting a proposal together for wireless monitoring of the system.
- Side Loading Dumpster: A side loading dumpster was currently on the property. Discussion took place regarding whether it was effective. There was discussion regarding placement of the recycle containers as well.
- Animal (Raccoon) Removal: Kelly was asked to obtain a cost for removal of the racoons on the property.
- Dryer Vent Cleaning: Kelly reported that she would obtain pricing for this service in conjunction with A/C condensation line cleaning.
- Fence Repair: Kelly reported that she was going to have someone look at the fence on the east side of the property as it was leaning.
- Landscape Maintenance: Kelly reported that she had a good working relationship with the current lawn maintenance company and had a discussion with them about the condition of the property. She planned to meet onsite with them to go over the specifics of what needed to be done to improve the appearance of the property. The lawn maintenance company sent Kelly several proposals that had been sent to the previous management company for work that the felt was needed to improve the appearance and Kelly asked for new bids to present to the Board.
- Grounds Maintenance: Kelly reported that she had a company picking up garbage from the dumpster area two times a week. She was in the process of obtaining cost for the janitorial service of sweeping and hosing down the breezeways every Monday per the request of the Board.

It was noted that the financial state of the Association was a concern and that cost would have to be watched very closely and all expenses would have to be evaluated prior to anything being done.

Board Member Appointment

Jay made a motion to appoint Dan Reich as a Director on the Board. Geri seconded the motion, and it was approved unanimously.

There being no further business, the meeting was adjourned at 10:07 AM.

Respectfully submitted by Kelly Burch, CAM, Guardian Association Management, LLC