

Campus View North Condominium Association, Inc.

c/o Guardian Association Management, LLC  
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January 26, 2023

3:00 PM

Zoom Video Conference

Board Meeting Minutes

Call to Order

The meeting was called to order at 3:04 PM.

Quorum

Board Members present were Jay Churba, Gerry Kouri & Dan Reich. Representative present from Guardian Association Management was Kelly Burch.

Consideration of Meeting Minutes

Gerry made a motion to approve the March 30, 2022 Meeting minutes as amended. It was seconded by Jay and approved unanimously.

Old Business

None

New Business

Delinquency Update: Kelly provided the Board with an update on the delinquent accounts.

Parking: The parking policy and updated decals were discussed at length. Jay noted that parking last semester was a huge issue due to revised City regulations with the towing company and issuance of hang tags. It was decided by consensus that hang tags should be purchased with the parking space number engraved on it and 3 hang tags per unit should be issued to each owner. If an owner needs an additional hang tag the cost to replace it would be \$25.00. The overflow parking spot for residents was also discussed at length and it was decided that parking in that space would not be allowed on Wednesday, Thursday, Saturday or Monday and the sign should be revised.

Consideration of the 2023 Budget: Jay reported that he and Kelly spent approximately an hour going over the Proposed Budget line item by line item and found no way to reduce the operating budget. He noted that the only option to reduce the monthly fee would be to reduce the funding of the reserve account which would require a vote of the membership and would result in an increase after three years. Gerry made a motion to approve the 2023 Budget as presented, it was seconded by Jay and approved unanimously.

Annual Meeting: The Annual Meeting was scheduled for April 27, 2023.

There being no further business, the meeting was adjourned at 3:49 AM.

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