

# Atrium HOA Minutes

## 7.19.2018

### Call to Order:

- **Barb Wagner** called the meeting to order @ 6:01 PM
- All Board members were present except for **Katy Kennedy** and **John Loeser**

### Homeowner forum:

Homeowners present: Nancy Hamilton, Loretta Carr, Jayne Simonini, Mary Tondelli

1. Two complaints from homeowners regarding height of speedbumps
  - Nancy Hamilton had a family members car get stuck on one of the new bumps
  - Multiple options exist (melt down, redo, etc.)
  - Barb Wagner has also received good feedback on the height of the speed bumps from others
  - Speedbumps are industry standard height (3") according to Heather
  - No motion to change speedbumps
2. Pool is dirty due to work that has been getting done over the past 2 days
3. Sign in book is missing. It was removed do due the use of fobs for logging entry
4. A Nanny has been seen with up to 6 children at the pool. The feeling is that the access to the pool is being abused
  - There was also an open discussion regarding homeowner key FOB's and how they are used/abused
5. Will the door stops be put back on shower room doors? Barb to locate door stops and coordinate having them returned.
6. Paint is peeling in ladies locker room
7. 'What is happening with the dog park'? Stones are too large for dog's feet.
  - Stones have to be raked up and replaced to resolve the issue
  - Discussion around second opinions and reusing larger gravel for landscaping in other areas
8. Fencing gate at dog park is broken needs to be addressed

### Approval of Minutes

**Isabel Marlar** moved to approve 5-24-18 Board minutes

Second – **Deb Gallet**

All votes were in favor

**Isabel Marlar** moved to approve minutes of the second Board meeting

Second: **Beth Kujawa**

All votes were in favor

### Treasurer's Report

Jeff Pisani updated board that our financials are in good standing:

Operating funds: **105,357.87**

Total reserves: **176,847.56**

Total cash: **282,205.43**

- Discussion around what financial information should be included in report.
- Need to move \$45K from operating to reserves per last month's meeting.

### **Committee Reports**

#### **Landscaping – Isabel Marlar**

- Nothing major, but some personal weeding, trimming, and planting was done last month
- Discussion regarding landscaping around Pine with options
  - Multiple options were discussed including rocks, regrading, edging, etc.
  - Split expense between HOA and Townhouse association
  - **Deb Gallet** made a motion to approve up to \$900 to resolve drain issue without raising sewer Pine Tree Ct.
  - Second: **Isabel Marlar**
  - All votes were in favor
- Bee hive issue has not been resolved (see old business)
- More ground/stone erosion discussions around garbage bins

#### **Social - Beth**

- Successful pool party last month
- 12 and under kid party, August 11<sup>th</sup> (1-4)
  - Only residence and their children
  - Asking for RSVP
  - There will be pizza!
- Planning end of summer pool party, September 1<sup>st</sup>
  - Asking for RSVP
  - \$5 per person charge

#### **Maintenance – Deb**

- Need to check doors that go between pools – out of alignment
  - **Heather** to put in work order
- Need somebody to look at balcony surface
  - **Heather** to get quote
- Piece of siding has come off the building on pool side of building
  - **Heather** to get quote and possible repair
- Exercise room floor is buckling and need to be looked at
  - **Deb Gallet** can provide bids

### **Management Report**

#### **Old Business**

- Indoor Pool Resurface - Sunset Pools
  - Proposal in management report

- Motion to approve Diamond Brite Cool Blue for 15,200 + 3,800 by **Jeff Pisani**
- Second by **Bob Ceddia**
- All votes were in favor
  
- Security Camera Hook-Up Status discussion, New Bid
  - Revised quote in management report for additional cables (not wifi)
  - \$636.24 for installation of remote management of camera
  - Discussion around if there are any legal issues with having a camera
  - Motion to spend 636.24 for remote management by **Isabel Marlar**
  - Second by **Deb Gallet**
  - All votes were in favor
  
- Orkin- underground beehive – Previously discussed above
  
- Fence Replacement – Waiting for contract
  
- Outdoor Pool Area Furniture
  - Still waiting, they vendor is taking forever
  
- FOB Entry - Update on vendor coordination and bid
  - Prices has changed
  - Get revised bid including electrician
  
- Pool Signs Update – Status
  - They have arrived
  - Are there options were they can be placed?
  - Will likely place one sign on small fence near pool entrance
  
- Leak - Waldman Engineering Option
  - Indoor pool columns
  - Not getting responses from vendors
  - Waldman is not a good fit for what we are looking for
  - Only tell you what is wrong (they will not fix, nor is it a scope of work)
  - Board does not feel comfortable with using an engineering only group
  - Heather to get quote from Norton and two others

### **New Business**

- Indoor Pool Deck Resurface – getting proposal
  
- 2 new tables for Indoor Pool area are falling apart
  - **Ed/Barb** to get new tables from Home Depot or Walmart
  
- Key fob cost discussion
  - \$100 charge per fob today

- \$8.50 per fob is actual cost
- Number of fobs per family is already being monitored
- Costs were discussed
- Motion by **Jeff Pisani** to lower fob cost to \$20 and have the Board audit the access list on a semi-annual basis
- Second: **Chris Ratliff**
- All votes were in favor
  
- Pool behavior complaints discussion
  - Multiple complaints were made regarding pool behavior
  - **Jeff Pisani** to review rules
  - Discussion around legal issues in pool area. Who is responsible if nonresident child is injured
  - Group agreed that no action was required

### Open Forum

- **Deb Gallet** discussed that she is a member of hoaleader.com
  - Said an excellent document for Board members
  - Heather to scan document and email to team
  
- **Bob Ceddia** mentioned Ice machine at pool area
  - \$130/month
  - No capital costs
  - Can be used all year around
  
- **John Loeser** worked with vendor to put together web site for all associations
  - Heather to scan and email to group
  
- Next meeting will be the September meeting
- Motion to adjourn meeting by **Deb Gallet @8:10**
- Second by **Isabel Marlar**

### Executive Session

Discussion on townhouse owner who is not in good standing with their townhouse assessments. HOA Board is in agreement that the HOA fobs should be disabled and will work with townhouse association to communicate our intentions.

### Adjournment