

ATRIUM TOWNHOME ASSOCIATION

BOARD OF DIRECTORS MEETING JANUARY 20, 2020

Draft Jan 31, 2020 Approved Feb 17, 2020

Meeting called to order by President Chris Ratliff at 6:00 p.m.

Directors present: Chris Ratliff, Steve McGrane, Joe Morgan, Marilyn Thompson, Bob Ceddia and Isabel Marlar

Directors absent: Rosemarie Eck, Ron Felson and Sue Holtrup

Also present Managing Agent Jody Murray

Homeowners forum - None

Approval of minutes from December 16, 2019 tabled until February meeting as Secretary Holtrup was not at the meeting.

Treasurer's Report - tabled until February meeting as Treasurer Eck was not at the meeting.

COMMITTEE REPORTS

1. Architectural - Joe reported no requests
2. Landscape - no report as Ron was not at the meeting
3. Social - Isabel reported there is a Super Bowl party Feb 2, 2020. Volo Announcement sent via phone and email. Chris suggested in the future Townhome Association would print and deliver flyer to residences so all would be advised of upcoming social events.
4. Maintenance - Steve reported as follows
 - (A) ComEd working on electric in Maple/Birch carport. Still trying to figure out issue and hopes to be done by Feb 15, 2020.
 - (B) 5 Willow Tree has a new tenant (just informational)
 - (C) Dumpster #3 has 2 new brown garage type doors. Also, instead of stucco, Steve recommends concrete boards to be painted brown at a cost of apx \$2,700 per dumpster. Steve made a motion to spend up to \$16,200 to install concrete board instead of stucco on 6 dumpsters, Isabel seconded - carried.

MANAGERS REPORT

1. Tap Report
 2. Work orders
- As outlined in board package

OLD BUSINESS

1. Dumpster invoice per proposal - waiting for signed proposal from Taylor Orlando Group.

NEW BUSINESS

1. Proposed 2020/22021 budget - after careful review Board requested changes and will review revised budget at February meeting for approval.

2. Bob brought up question as to how to dispose of live Christmas trees. He suggested a letter be sent in November advising residents of 2 dates to dispose of trees for pickup by trash company.
3. Chris suggested meeting time be changed to 6:00 p.m. Chris moved for change in meeting time from 7:00 p.m. to 6:00 p.m., Bob seconded - carried.

Isabel moved to adjourn at 7:22 p.m., Bob seconded - meeting adjourned

Board then went into executive session

Submitted by Isabel Marlar for Sue Holtrup