

**ATRIUM HOMEOWNERS ASSOCIATION  
ANNUAL MEETING OF BOARD OF DIRECTORS  
and  
UNIT OWNERS  
September 17, 2020**

**1) Call to Order at 6:10 by President John Loeser**

**2) Board Member Roll Call**

**Members Present:** John Loeser, Jeff Pisani, Beth Kujawa, Barb Wagner, Steve McGrane and John Holtrup,

**Also present via Computer Zoom Connection:** Heather Strauts, Property Manager

**Residents Present:** Ed Lackey, Marjean Thompson, Nancy Hamilton, Deb Gallet, Judy Nix, Gail Menconi, Peg O'Connell, Marge Peterson, Barb McCarthy, Scott Blumenshine, Ronn Harris, Isabel Marlar, Regina Peterson, Maria Abrignani, Loretto Carr, Marti Gusloff was present on telephone connection

**3) Establish Quorum – Yes ballots were received from 18 Townhouse members and 14 Condo owners equaling over the required 28.8 needed for a quorum as per the HOA Declarations**

**4) Approval of 2019 Annual Meeting Minutes**

Motion to approve John Loeser/Jeff Pisani/All

**5) Introduction of Candidates/Election of Officers**

- Marti Gusloff, John Holtrup, Beth Kujawa, John Loeser, Isabel Marlar, Steve McGrane and Barb Wagner
- As 8 positions were open, all 7 candidates were elected by affirmation
- Nancy Hamilton and Scott Blumenshine presented their qualifications to be considered to fill the last position. They will be considered for appointment in executive session following the meeting

**6) Election of Officers/Appointment of Committee Chairs**

- **President - Jeff Pisani nominated Steve McGrane, John Holtrup seconded/All**
- **Vice President – Steve McGrane nominated Jeff Pisani, John Loeser seconded/All**
- **Secretary - Beth Kujawa nominated Barbara Wagner, Steve McGrane seconded/All**
- **Treasurer – Jeff Pisani nominated John Loeser, Steve McGrane seconded/All**
- **Steve McGrane accepted the Maintenance Committee Chair**
- **Isabel Marlar accepted the Landscape Committee Chair**
- **Beth Kujawa accepted the Social Committee Chair**
- **John Loeser accepted the Beam Special Project Committee Chair**

**7) Adjournment - Motion to adjourn at 6:30 by Steve McGrane/John Holtrup/All**