

**ATRIUM HOME OWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 20, 2022**

1) **CALL TO ORDER 6:00 by President Steve McGrane**

2) **ESTABLISH QUORUM**

**Members Present:** Steve McGrane, Jeff Pisani, John Loeser, Beth Kujawa, Marti Gusloff, Elaine Ratliff, Scott Blumenshine, John Holtrup

**Also present:** Heather Strauts, Property Manager

3) **APPROVAL OF MINUTES FROM BOARD OF DIRECTORS MEETING – 11/18/2021**

No additions, changes or corrections. Motion to accept by John Loeser/Jeff Pisani/All

4) **FINANCIAL REPORT:**

Operating Account:	\$21,114.94
Reserve Accounts:	<u>\$289,505.44</u>
TOTAL:	\$310,620.38

5) **HOMEOWNER'S FORUM:** No items.

6) **COMMITTEE REPORTS:**

- **Social** – Beth Kujawa – Holiday Party went well. Due to Omicron variant will pass on a Super Bowl party. Will consider a St. Patrick's Day party.
- **Landscaping** – Elaine Ratliff – No landscape updates. All invoices for previous work have been submitted. There was a discussion as to dog park rocks spilling over and whether to shore it up or border it up. This will be taken under consideration.

7) **MANAGEMENT REPORT: OLD BUSINESS**

- **Reserve Study for Beam and Water Leak Repair** – Jeff Pisani reviewed the Reserve Study.
- **Beam Project** – John L. to get updated cost estimates and timeframes from ESS. Goal is to start project after the pool closes in September. John L. will report back in March.

8) **NEW BUSINESS**

- **Budget Planning for 2022/23** – Budget Workshop to be scheduled for 2/9/22. The community is invited. Goal is to have the budget in shape to be approved at the March BOD Meeting.
- **Insurance Fidelity Bond** – The insurance fidelity bond was increased to cover the reserves.

- **Pool Maintenance Coverage for March 2022** – Steve G. and John M. are both out of town in March. Heather to contact Poolside to provide coverage.
  
- **Miscellaneous**
  - Reviewed homeowner request to build a fence between units and the dog park. No action taken.
  - Discussed needing a new screen between the tennis court and the dog park. Research needed to where the existing screen was purchased.

**9) ADJOURNMENT** – Motion to adjourn at 6:42 PM by Pisani/John H./All

**10) EXECUTIVE SESSION**

- BOD discussed outstanding HOA balances.

**Respectfully Submitted by**  
**John Holtrup**  
**Secretary**  
**Atrium Homeowners Association**