

**ATRIUM HOME OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
November 18, 2021**

1) **CALL TO ORDER 6:04 by President Steve McGrane**

2) **ESTABLISH QUORUM**

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

Also present by phone: Heather Strauts, Property Manager

3) **APPROVAL OF MINUTES FROM BOARD OF DIRECTORS MEETING – 09/16/2021**

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

4) **FINANCIAL REPORT:**

Operating Account:	\$19,665.58
Reserve Accounts:	<u>\$279,257.86</u>
TOTAL:	\$298,923.44

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

6) **COMMITTEE REPORTS:**

- **Social** – Beth Kujawa – Planning the Annual Holiday Party on 12/10. Residents may bring two guests (\$10/guest). Party includes dinner, dessert and BYOB. Also, will conduct a white elephant gift game. Flyer to go out to residents.
- **Landscaping** – Elaine Ratliff – Worked with landscapers to tidy up the landscaping around the Clubhouse area including planting mums and putting down woodchips.

7) **MANAGEMENT REPORT: OLD BUSINESS**

- **Sprinkler System – Clubhouse** – President McGrane indicated that the sprinkler pipes work has been completed. Will also have the electrician wire the system so that the Elmhurst Fire Department will be notified in the event the sprinklers are activated.
- **Clubhouse Rentals** – Hillcrest will be installing new management software in the May timeframe that will give the BOD the ability to see the calendar electronically. In the meantime emails will be sent out to the BOD regarding rentals.
- **Reserve Study for Beam and Water Leak Repair** – Contract signed with Reserve Advisors and an updated study expected to be delivered in time for the January 2022 BOD meeting.
- **Beam Project** – Tabled pending Reserve Study.

8) NEW BUSINESS

- **Pool Maintenance/Poolside** – John Morgan, new Atrium owner, will assist in pool maintenance and serve as a backup to Steve Gusloff. He will also work with Poolside to ensure the pools are maintained properly.
- **Clubhouse Windows** – Beth Kujawa to get quote on Clubhouse window cleaning and work with Jeff Pisani to ensure it fits in the budget.

9) ADJOURNMENT – Motion to adjourn at 7:28 by Pisani/Ratliff/All

10) EXECUTIVE SESSION

- BOD reviewed outstanding HOA balances.

Respectfully Submitted by
John Holtrup
Secretary
Atrium Homeowners Association