

ATRIUM CONDOMINIUM ASSOCIATION  
801-812 FAIRWAY AVENUE  
TURNERS FALLS, MA 01376  
ANNUAL MEETING

Place: 801 Fairway Ave.  
Date: September 19, 2019  
Time: 5:00 PM

I. Call to Order: Meeting called to order by Rob Powers at 5:02PM. Introductions made of Trustees and Property Manager. All homeowners introduced themselves as two new homeowners in attendance, welcome to all.

II. Acceptance of 2018 Minutes: Clarification made to 2018 minutes regarding association paying for replacement of windows, after review of Master Deed it was determined homeowners are responsible for replacement of exterior windows, motion made by Jeanette Sikora to approve minutes, seconded by Rob Powers, all in attendance approved.

III. Property Manager's Report:

- Donna explained financials for 2018, ended with \$20,741.
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- Donna went over YTD 2019 Financials:
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- Budget reflects estimated cost to repair siding and painting (Note- If propane tanks or outside heating units need to be moved for repairs/painting it is at owners expense.)
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- If overhangs are required over propane tanks/outside heating units it will be at owners expense, gutters may have fixed future water damage issue.
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- 2020 Budget:

Donna advised that to keep reserve account for future projects it was suggested a 4% monthly increase (approximately \$6.00 per month) in condo fees would be necessary, this was approved by the Trustees with an effective date of January 1, 2020.

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- IV. Old Business- review of 2018- 2019:
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- Discussed changing deed and/or amendment to include in association cost exterior windows, this would require hiring an attorney and filing paperwork with the Registry of Deeds. No action taken.
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- V. New Business - plans for 2019-2020:
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- a. Siding - After looking at financials and cost of siding versus repairs and painting decision made to repair and paint.
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- B. Color Options - Donna provided several color combinations for paint, all in attendance were given slips of paper to anonymously choose colors they wanted and place in bucket. Final combination chosen was as follows: Siding-Polished Concrete SW9167; Trim- Gossamer Veil SW9165; Doors-Still Water SW6223
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- VI. Adjourn and schedule Next Meeting:
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- Rob made motion to adjourn meeting, Scott seconded, meeting adjourned at 6:30pm.
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- Next meeting scheduled for September 24, 2020.

Present: Robert & Gloria Powers, Pat Clary, Lisa Sheffield, Jan Baker, Scott Nisbet, Jeannette Sikora, Helen Pearson, Doris Ducharme, Matt & Kara Szczepanek, Donna Golec

Pat Clary, Secretary

Special Thank You to Rob and Gloria Powers for hosting the 2019 Trustee and Annual Meeting.