

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

Place: 801 Fairway Ave. Driveway and Lawn area  
Date: September 24, 2020  
Time: 5:00 PM

I. Call to Order: Meeting held in accordance with Covid -19 rules regarding Social Distancing. Meeting called to order by Patricia Clary at 5:01PM. Property Manager Donna Golec introduced Gretchen Bechta, who is a Customer Service Manager on the Kendrick Property Management team. Gretchen will be handling the Atrium account. All homeowners in attendance introduced themselves, welcome to all.

II. Acceptance of 2019 Minutes: Motion made by Jeanette Sikora to approve minutes, seconded by Rob Powers, all in attendance approved. FYI-The new Atrium colors and Sherman Williams color numbers are listed on the 2019 Minutes if a need arises for future reference.

III. Property Manager's Report:

- a. Reviewed year end 2019 financial.
- b. Donna went over YTD 2020 Financials:

Operating balance of today is \$1,621, reserve is \$5,298 operating.

In addition to painting and repairs to siding new lights were purchased and installed.

PhD Painting owner Laura Quinn requested additional payment for paint and labor, all owners in attendance agreed on additional cost for paint but denied additional payment for labor.

After repairs and painting complete based on original estimates it has been determined more repairs need to be done, will move this forward to 2021.

Repairs were made to the roof of 801-804, plywood that should have been replaced when roof was originally completed did not occur creating water problem.

- c. 2021 Budget:

Donna suggested we keep line item for siding repairs in 2021 Budget to cover needed repairs and future maintenance on building. Donna advised that to keep reserve account for future projects and potential insurance increase it was suggested a 4% or 10% monthly increase in condo fees would be necessary. Donna also indicated this may be difficult because of pandemic. Owners discussed increase and Scott recommended an 8% increase, blind vote conducted for an 8% or 10% increase which ended in a tie, Pat changed vote to 8%, which was passed. New condo fees will be effective January 1, 2021.

Owners voted to approve 2021 budget.

#### IV. Old Business- review of 2019-2020

a. Kept under old business 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. Donna to discuss windows with Insurance Company to see how they are covered in policy.

b. Touch ups needed on painting that was completed. It was decided during the upcoming Spring walk around, the condition of the siding would be evaluated. The general consensus was to have a yearly maintenance allowance for new repairs to the existing siding followed up with touch up painting. Owners preferred to invest smaller amounts vs. another special assessment.

#### V. New Business

a. Scott mentioned several tree limbs fell during storms, requested trees be looked at and trimmed as necessary. Rob will speak with Town tree warden and see if they can do.

b. It was brought to attention of association an owner installed a new front entry door with windows as well as a storm door, can owners pick any entry doors they want? Discussion held and it was determined that 3 options need to be presented for garage doors, entry doors and storm doors. A special general membership meeting will be needed for a vote by all owners. Fiberglass vs. steel doors is individual decision as long as meet building codes.

c. Discussion held on erosion of gully behind buildings and whose responsibility it is to remediate problem. Rob will get in contact with owners that abut property and Town for more information.

d. All Trustees terms end in 2021, prior to next annual meeting Trustees need to advise of Intent to run. The minimum number of Trustees for the Association is three. It was brought up that we may want to stagger terms so we don't run into the potential problem of all new Trustees at once. This suggestion will be voted on at the 2021 Annual Meeting.

VI. Adjourn and schedule Next Meeting:

Meeting adjourned at 6:35 PM.

Next meeting scheduled for September 23, 2021.

Present: Robert Powers, Pat Clary, Lisa Sheffield, Scott Nisbet, Jeannette Sikora, Doris Ducharme, Matt Szczepanek, Kathy Webber, Donna Golec, Gretchen Behta

Minutes submitted by Pat Clary, Secretary, October 7, 2020