

Atrium Condominiums

Owner's Meeting: September 22, 2022, 5:00 pm, held at Unit 801

In Attendance:

Owners: H. Pearson, D. Ducharme, J. Sikora, R. Powers, G. Powers, P. Clary, L. Sheffield, R. Marques and S. Nisbett.

Kendrick Property Management: Donna Golec, owner

8 Units in attendance, 3 Units by proxy. (91.8% quorum present)

Meeting called to order at 5:07pm

- I. Introductions of all in attendance.
- II. Review of last year's 2021 Owner's Minutes.
 - a. Motion to accept. 1st P. Clary, 2nd R. Powers. All were in favor.
- III. Property Manager's Report
 - a. 2022 budget thus far this year, and what is budgeted for the remainder of the year.
 - b. Talked about an increase in fees for next year.
 - c. Property Concerns Discussed:
 - i. Issues with the gutters and the noise from down spouts, and the work that had been done thus far, including cleaning and realigning. Also adding " wicks" to down spouts to help with the noise issue.
 - ii. L. Sheffield is having an issue with mold growing on the inside back wall of bedroom. Was decided to have someone take a look at it to help determine the cause.
 - d. Motion to accept 2023 budget with a 0\$ increase in fees for 2023 All were in favor.
- IV. Old business revisited.
 - a. Issue with the erosion of the bank in the back of the property.
 - i. We are going back to the town (Turners Falls Water Dept) to once again get them to fix the issue.
 - b. Driveways and walkway repair.
 - i. Was decided it is still too expensive for now and was tabled until next year.
 - c. Driveway in front of unit 803 is flooding since Turners Falls DPW built up road with new pipes. Discussed that drain needed at end of driveway. L.Sheffield to contact DPW.
- V. Election of trustees.
 - a. Re-election of Returning Board Members:
 - i. R. Powers, L. Sheffield, S. Nisbet
 - b. Election of Open Board Position:
 - i. R. Marques
 - c. Motion to elect returning board members and elect new board member. Motion D. Ducharme, 2nd P. Clary. All in Favor.
- VI. Meeting adjourned at 6:25pm
 - a. Motion to close 1st Rob 2nd Scott.
 - b. Proposed 2023 meeting for September 21, 2023, 5:00 pm