

**Atwater Commons Condominium Association  
Board of Directors Meeting  
General Session Minutes  
11/22/2022 @ 6:00 PM**

Board Members Present:

Jim Krebs (JK) - President  
Karen Morgan (KM) – Vice President  
Clark Bailey (CB) – Board Member  
Joe Iacobelli (JI) – Treasurer

Jim Dafoe (JD) – AMI Sr. Community Manager

Location: via Zoom conference call

The General Session Meeting was called to order by JK at 6:05 pm

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**Motion:** Approval of General Session Meeting Minutes from 8/17/2022 as submitted.  
Motion by (CB/KM), all approved.

JI emailed JD the revised August 17, 2022 Meeting Minutes w/correction to file.

**Motion:** Approval of October 2022 Operating Statement. Motion by (JI/CB), all approved.  
There was general discussion regarding the October 2022 Financials including but not limited to the lawn service, grounds, irrigation & fertilization accounts.

JI to ask AMI Accounting for Jim Vinnay (Lawn) & Grounds 2022 invoices paid.

**Old Business:**

- 2023 Monthly Fee - The Board confirmed the decision made at the 2022 HOA Meeting, and voted for a \$25 per month increase in the 2023 monthly dues. There was further discussion about the Reserve Study, funding the Reserve account, and the projects that need to be completed in 2023. Motion to increase the monthly fee by \$25 made by (JI/CB) all approved.
- 2022 Painting Project – GetPro has completed the first phase of the painting project, except for 3 doors. The Board tabled the decision to award the 2023 painting project to GetPro. The Board asked JD to confirm that GetPro will honor the original proposed pricing for phase two of the project (Bldgs. D, E, & F) for \$42,400.
- U&S Painting Proposal reviewed. The cost for 3 buildings was \$72,200. JD asked for a revised bid, removing the caulking of siding seams. Gazebo staining bid was \$2,500, Decks staining bid was \$290/deck x 90 decks = \$26,100.
- 2022 Cement Work – There was general discussion about the cement work completed, and remaining work for 2023, which will be addressed in the Spring Walk.
- Reminder: The Board has requested that JD record meetings and have transcribed into minutes moving forward.

## **New Business:**

- Fire Suppression Closets - JD reported that the closet heaters were turned on 11-14-2022, and that the closets have back up heaters.
- 2022/2023 Snow Contract - JD reported that the Fairway Landscaping Company is ready to go with 2022/2023 snow removal services. JD requested calcium chloride/deicer shakers for each unit.
- Mailbox Bases Painted – Board was pleased with how they look.
- 2023-2025/26 Landscaping & Snow Bid - JD asked Brad w/Staco Resources for lawn & Snow bids. KM met w/Brad to discuss the community specifications, and walk the pond area.
- Traffic Horses – KM met with City Manager, who followed her to the site, and approved blocking off the roads in the back of the property (Atwater Road) with traffic horses and safety cones.

General meeting adjourned at 6:56 PM, Motion made by (JI/KM), motion passed.

The next Board Meeting is scheduled for **Tuesday, February 7, 2023** @ 6:00 PM.