

**Atwater Commons Condominium Association
Board of Directors Meeting
General Session Minutes
4/4/2023 @ 6:00 PM**

Board Members Present:

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

Not Present:

Jim Dafoe (JD) – AMI Sr. Community Manager

Location: via Zoom conference call

The General Session Meeting was called to order by (JI) at 6:00 pm

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Motion: Approval of General Session Meeting Minutes from 02/07/2023 as submitted.
Motion by (KM/JI), all approved.

Motion: Approval of February & March 2023 Operating Statement.
Motion by (JI/KM), all approved.

There was general discussion regarding the 2023 Financials including but not limited to the March 2023 Reserve Account Balance and reimbursement of overpaid dues by a Co-owner.

Old Business:

- 2023 Painting Project – U&S paint contract for 3 buildings (plus gazebo) for \$50,100.
- Governing Documents (Bylaws) Revision - The Board reviewed the proposed changes to the Association's Bylaws proposed by Jeff Volmer with the Makower Law Firm. After review by the Board members, a Zoom call can be set up with Jeff Volmer.
UPDATE: On 4-5-2023 (KM) emailed two (2) comments regarding the Bylaw document (both in Article VI, page 12 & 16) which are included in the final edit.
- 2023–2025/26 Landscaping & Snow Contract – The Bid/Specifications signed by Staco Resources (Brad Schick) and AMI need to go on the AMI Agreement Form. **To be completed by Jim Dafoe.**

New Business:

- Dryer Vent Cleaning – Work was done by Dalton's Vent Cleaning in 2021 for \$45/vent. Jim D. to get estimate from Dryer Vent Wizards. The Board discussed that the range that dryer vent cleaning costs (\$40-\$65/vent), and one more bid would be sufficient. (JI) mentioned that Dryer Vent Wizards were professional their prices were in line with industry standards. (KM/JK) discussed the need to get the cleaning done before the paint project started. (KM) wanted AMI to make residents aware that the cleaning is done from the exterior of the building only, and does not include the interior portion of the vent connected to the dryer. Extra dryer vent covers are in the 100 PG water closet room.
UPDATE: On 4-7-2023 (JD) emailed an estimate from Dryer Vent Wizards for \$40.00/vent.

New Business (continued):

- The Board reviewed the termination letter (JD) sent to Get Pro Painting on February 13, 2023.

Additional Topics (2023 Projects) that were submitted by (KM) for Board discussion:

- Cement – Saber Way sidewalk is discolored and pitting. Park Green sidewalk will need to get checked. Cement work can be reviewed in Spring Walk along with additional cement projects.
- Building Painting – Need a start date from U&S; should be after dryer vent cleaning.
- Deck Cleaning/Re staining – The Board agreed to postpone this work until after FY 2023.
- Gazebo – The gazebo should be repaired before getting stained this summer. (KM) has one the missing wood spindles and would like to **meet w/Brad Schick w/Staco** to go over repairs.
- Street Sign Replacement – Missing STOP sign in front of 100 PG, sign posts are bent over and need repair. (KM) would like to **meet w/Brad w/Staco** to go over sign replacement.
- Dryer Vent Cleaning – See notes on 1st page.
- Bylaws Final Review, Next Step - See notes on 1st page under Old Business.
- Grill Policy Notification – (JD) with AML should mail the Outdoor Grill Policy by April 15, 2023.
- Landscaping – Need to verify whose tree is on the west side of property line, next to vacant land. Do not want to set a precedent by cleaning up the broken tree limbs every year. The Board agreed to look at this area during the Spring Walk.
- **Spring Walk – Need (JD) to identify a date for the Property Walk.**
- Newsletter – April 2023 Newsletter Emailed to Co-owners on April 03, 2023. Print copies should be mailed (USPS) to Co-owners who do not have an email address.
- Note to Residents – The April 2023 Newsletter addressed garage doors and trash cans. The Board agreed to review Holiday decorations on the exterior of units during the Spring Walk.
- Modification Request Form – The Form was on the AW website on 4/4/2023. The Board talked about how this form is non-specific so that it can be used for all modifications. There are specific policies for video doorbells, EV charging stations (and others) that AML and/or the Board can direct Co-owners to.
- Removal of Crabapple Trees (10) – The Board discussed the need to trim (2x per year) the Crabapple Trees, how costly that would be and how messy a tree they are. There was discussion about removal and replacement cost. (JI) spoke to SavaTree who estimates that the removal of one tree would cost their minimum of \$500.00, but removal of all ten trees was approximately \$3,000.00. The Board agreed to table this discussion until the Spring Walk.

General meeting adjourned at 6:59 PM.
Move to Executive Session.

The next Board Meeting is scheduled for **Wednesday, May 31, 2023** @ 6:00 PM.
Please note that this meeting date was changed because (JD) was not available for original date.

General session minutes respectfully submitted by Joe Iacobelli on 4/8/2023.