

**Atwater Commons Condominium Association
Board of Directors Meeting
General Session Minutes
2/7/2023 @ 6:00 PM**

Board Members Present:

Jim Krebs (JK) - President
Karen Morgan (KM) – Vice President
Joe Iacobelli (JI) – Treasurer

Board Members Not Present (technical issues):

Clark Bailey (CB) – Board Member

Jim Dafoe (JD) – AMI Sr. Community Manager

Location: via Zoom conference call

The General Session Meeting was called to order by (JI/KM) at 6:13 pm

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Motion: Approval of General Session Meeting Minutes from 11/22/2022 as submitted.
Motion by (JK/KM), all approved.

Motion: Approval of November 2022, December 2022 & January 2023 Operating Statement.
Motion by (JI/JK), all approved.

There was general discussion regarding the 2022 & 2023 Financials including but not limited to the December 2022 Reserves Account balance of \$137,180 vs. the January 2023 Reserves Account balance of \$133,162.

Old Business:

- 2022/2023 Painting Project – The Board discussed a number of items including but not limited to Get Pro Painting’s work performance on Buildings A, B, & C in 2022, the amount of time that the project took, the lack of supervision, 3 unpainted doors and the number of punch list items.
- U&S Painting Bid (Revised) – The Board discussed the U&S bid (\$47,800 + \$2,200/lift) for the remaining Buildings D, E, & F to be painted in 2023, back deck & gazebo staining projects. (JD) verified that the U&S bid included painting of all front and balcony (terrace) doors. (JD) verified that the lift cost of \$2,200 would be waived by U&S Painting.

Motion: Motion to approve the U&S Painting Bid for Buildings D, E, & F in 2023 for \$47,800 with the following contingencies: 1) (JD) to contact Mike Jordan at GetPro Painting and terminate the Paint Agreement, without issue, for poor workmanship and lack of supervision. 2) Obtain paint codes from GetPro. Motion made by (KM/JK), all approved.

Motion: Motion to approve the U&S Painting Bid for staining the common area gazebo for \$2,500 with the following contingency: 1) (JD) to have repairs made to the gazebo prior to staining. (KM) to provide gazebo wood spindles for repair. Motion made by (JI/JK), all approved.

- Governing Documents (Bylaws) Revision - The Board held several meetings to discuss the changes to the Association’s Bylaws proposed by Jeff Volmer with the Makower Law Firm.

Motion: Motion for (JD) to send Bylaw revisions, with Board comments, to Jeff Volmer of the Makower Law Firm for review. Motion made by (KM/JK), all approved.

New Business:

- 2023-2025/26 Landscaping & Snow Bids (Staco Resources) – (JD) provided 3-year landscaping and snow removal bids from Brad w/Staco for the Board for review. There was discussion including but not limited to Brad's walk of the property with (KM), fertilization cost and licensing, salt shakers/buckets for front porches not included in the snow removal bid and would be charged separately to the Association.

The Staco landscaping bid (\$8,600/\$2,500 pond) included fertilization and was lower than the J&M landscaping cost in 2022.

Motion: Motion to approve the Staco Resources landscaping (and fertilization) 3-year proposal of \$8,600 + \$2,500 (pond area)/per season. Motion made by (KM/JK), all approved.

The Staco snow removal bid (\$22,000) is lower than what Fairway is currently charging, and proposing for future service. Salt shakers/bucket cost are in addition to the proposal. (JK) informed the Board that other than Fairway, no other companies that he contacted were not interested in bidding the business.

Motion: Motion to approve the Staco Resources snow removal 3-year proposal of \$22,000. Motion made by (KM/JK), all approved.

- (JK) mentioned that a car parked behind Saber Way was covered and in violation of the parking rules. (KM) volunteered to send (JD) a photo for follow up. Update: (JD) received a response from his email to the Co-owner on 2/10/2023.

General meeting adjourned at 7:19 PM.
Move to Executive Session.

The next Board Meeting is scheduled for **Tuesday, April 4, 2023** @ 6:00 PM.

General session minutes respectfully submitted by Joe Iacobelli on 2/14/2023.