



Atrium Condominiums

www.theatriumcondos.com

Newsletter – November 2008



Notes from the Board Meeting:

Fred Brockmeyer reviewed quotes on the fire alarm systems. He had requested up-graded quotes from two companies but only one had provided them at this time. Preliminary quotes for pull-stations only were \$35,000 - \$39,000. Estimates on adding full coverage for smoke detectors and lobby panels may be near \$50,000.

The Board reviewed the information about pool modifications and authorized the anti-entrapment drain covers and deferred action on the automatic shut-off devices pending information from the Denver Building Department about what would be acceptable.

The Board asked to have a bid on replacing the north fence similar to the west one.

The Board considered a request to place a recycling dumpster at the north end of the property. A committee of north building board members was appointed to research the matter. This would include a concrete pad and perhaps losing one or more parking spaces.

Property Manager's Report

Two more violations were sent to 115-S. They were served with their collection suit.

Repairs to 304-N shower tile were completed. Units with damage below will be making repairs and sending the bills to that owner.

The sprinkler system has been winterized and leaf cleanup is in progress.

Alligator Pool supplied information about federal safety requirements for swimming pools that should be affected next month. A partial quote is \$1,488.

A quote to re-coat the north building roof came in at \$16,730. This is about half the cost of a new roof.

The attorney supplied information on new legislation that requires modifying our policies. He quoted \$180 to draft the modifications. The expense was authorized.

Resident Manager's Report

The electrician found the bad wire in the rec room lighting and replaced two fixtures in the hall.

The building fire extinguishers were inspected as required. Two new ones were installed.

Several more complaints were received about the residents in 115-S. The complaints were about noise, security issues and setting off firecrackers.

The lawn furniture was stored for the season.

The plumber repaired a broken spigot outside 106-N without having to drain down the building. Robin disconnected hoses from other spigots to prevent freeze damage.

Complaints were received about someone putting Carpet Fresh on the carpet of the southwest wing hall. Some residents are allergic to the product.

Complaints were received about late night, noisy parties at 211-S on most Fridays.

Financial Report

Delinquencies decreased to \$13,952 from \$14,036 during the month.

Out-of-the-ordinary disbursements included electrical repairs of \$552 and plumbing repairs of \$1,164.

The Building Committee

Fred reported that two residents of the north building try to use the one handicap space. The one not getting it parks so as to block access to the trash company. He suggested creating another space.

Building Security remains an important issue. If you notice people using rocks, pushpins or other items to block the entry doors open; tell the manager or WSPS as this endangers everyone's security.

NO visitors, guests or children in the swimming pool without an **adult resident** present. Safety First!!

Remember - you are in a multi-family building. – Please be considerate of your neighbors!

If you tend to get loud and stupid when drinking, go somewhere else while you're still sober.

NEXT BOARD OF DIRECTORS MEETING

No December meeting. The next meeting of the Board of Directors will be held Thursday, January 8 at 6:30 p.m. Homeowners may bring issues to the Board's attention at the beginning of the meeting.