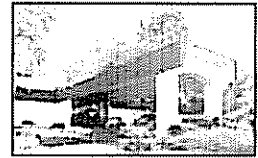




# Atrium Condominiums

Newsletter – October 2009



## Notes from the Board Meeting

The tree installation in the south lawn was postponed until spring when better watering-in conditions would be available.

The Board reviewed the audit proposal from James Moore and Associates and approved the proposal to perform an audit of the 2009-2010 records for \$1,800.

Board approved the request from the two poop patrol residents to have their individual dog fees waived while they were picking up others' poop.

Marcan presented a snow removal contract for consideration. The Board approved the contract, provided Ice Slicer can be used instead of sand and/or salt.

## Property Manager's Report

Delinquencies are \$18,835, down from \$20,024 last month.

The tax returns for the last fiscal year were filed. No taxes were due.

A Violation Notice was sent to 208-S for excessive noise.

A Notice of Fine was sent to 209-N for excessive noise.

Violation Notices were sent to 113-N and 203-N for smoking in the laundry room.

The south building mixing valve on the domestic hot water system was rebuilt.

The sprinkler system has been turned off and drained down. Marcan will blow out the lines on the 19<sup>th</sup> or 20<sup>th</sup>.

## The Building Committee

Fred Brockmeyer reported that the asphalt repair work had been scheduled but called off temporarily due to inclement weather.

## The Recreation Committee

Leo Reed noted that a client had offered him a free pool table that would have to be disassembled, moved and re-felted. He did not know the cost of moving or re-felting but would find out.

Fred noted that Colorado Billiards would deliver a used table for \$1,000 and might remove the old one. He also reported another dealer with a \$1,100 delivered deal that he was getting pictures of.

## Resident Manager's Report

Weatherguard Roofing has finished the entry roof. One leak remained which they caulked.

Ken Caryl Glass repaired the front entry doors, replacing hinges and a closer.

There may be leaks above the ceilings of the trash rooms.

Locksmith repairs to the entry doors are continuing due to resident tampering and vandalism.

The building heat system was turned on and the air conditioning turned off.

The fire extinguishers were inspected. A stolen one had to be replaced and three damaged enclosures were replaced.

Someone stole the door sweeps from two of the west side security doors, allowing leaves and trash to blow under the doors into the hallway.

## Financial Report

Out-of-the-ordinary disbursements included roof repairs of \$485, roof replacement costs of \$16,276 and the balance of the new ATRIUM sign of \$968.

Total year-to-date expenses were \$2,000 less than budgeted.

## NEXT BOARD OF DIRECTORS MEETING

The next meeting of the Board of Directors will be held **Thursday, November 12, 2009 at 6:30 p.m.** Homeowners may bring issues to the Board's attention at the beginning of the meeting.