

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

July 13, 2017

Page 1 of 3

PRESENT: Ben Brown, Bunty Kothari, Diana Prange, Dick Furstenau, Marcie Scales, Sean Morrissey

ABSENT: Amanda Winters, Steve Elmore (EPI)

Recognition of Owners & Guests:

- Tammy Kurtz (1980, #1909)

Tammy Kurtz was present to discuss with the Board the violation notice she received. It stated that she did not file a modification form to replace a window. She said she filed a form around March of 2015; Nikki (notes-taker) verified this by checking the notes from that month and year.

At that time, Tammy had not heard anything from the Board regarding her request, so she attended the meeting. Window Works had gone to EPI with two samples of the brown color for window trim, but they did not receive an answer. When Tammy attended the March 2015 meeting to ask about the delay in Board approval, the Board made a motion and accepted her modification, provided the window met HOA specifications.

Tammy speculated that the reason for her recent violation notice was because back then, she had a tree in front of her window. The tree was recently removed, so her window is now in full view. Bunty made a MOTION to remove any violation notice or fines—Diana seconded—MOTION carried.

Approval of Minutes: The Board briefly discussed the June minutes. Dick made a MOTION to approve the June minutes, with the discussed amendments—Sean seconded—MOTION carried (unanimously).

The Board wanted to discuss Adam next. Dick said he had not heard from him in three weeks. He was able to get Adam to return a ladder to Acorn Woods, and he believes Adam may have a few remaining supplies.

Dick said he has two candidates to replace Adam. Neither live on the property. The first candidate, Mike, can stop by every Saturday to check every light bulb and replace any; he can also check the emergency lights and push the buttons that charge the batteries. He can do other light handyman work. He will charge \$25/hour and it will take maybe 2 hours per Saturday. The other man, Jim, did maintenance for Inland and is retired; for \$35/hour he can do various work around Acorn Woods. It was noted that neither candidate can do carpentry.

Financial / Delinquency Report: Dick discussed the report from Sigma and passed it around for the Board to see. He said his biggest concern were taxes on dividends. He wanted to have Steve look into income taxes for dividends on the investments. Dick also wanted to know why the laundry income was down.

Regarding delinquencies, Dick wanted to know the status of unit numbers 2504, 2501, 2706, 2903, 3510, 3803; these total around \$8,000 worth of monies owed (half of the total delinquencies). The tenants in #2903 are problematic, as Dick had three people stop him and complain about them. They appear to be fighting frequently. Diana looked up #2504; their delinquencies appear to be rule violations and three months of assessments owed.

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

July 13, 2017

Page 2 of 3

Dick said the electric bill from Consolidated was \$434. This was likely due to LED lighting installed. The bill for the clubhouse was \$313; this was partly because the aerator for the pond was on this bill. Dick said he would request that Steve switch electric providers to Consolidated.

Bunty asked about the cable bill; he was concerned about the expense. Dick said EPI could look into it and see if a better deal could be had.

Bunty then made a MOTION to accept the Financial Report—Ben seconded—MOTION carried (unanimously).

Management / Inspection Report: The Board discussed the Management Report. Dick received a fine for the deadbolt on his door; he said he forgot this unit. Bunty has one that his lock installer forgotten as well. Bunty made a MOTION to reverse Dick's fine—Sean seconded—MOTION carried. The Board discussed locker issues and access. The annual meeting was discussed and it was decided it would be left on the first Thursday of the month.

Upon discussing flood insurance, Dick said despite the research, his concern about flood insurance is that if unit owners are forced to pay, it will cause more problems and drive values down. It might even result in the community filled with investor-owned units only. The Board agreed. Dick made a MOTION to continue to pay for flood insurance the way it had been done the last few years; that is, the Board pays the 80%—Ben seconded—MOTION carried.

Regarding the rule violation for Aurelia Martinez, Dick verbally approved changing her white screen door to a brown one, since white is not approved; however, he never approved anything pertaining to a window. A window was never discussed. Replacing a window requires written permission of the Board.

The toilets were discussed; Dick had a new idea. He proposed that if people replaced theirs with a newer (water-saving) toilet and it was verified by a Board member, they be given \$100 as a refund.

Diana then made a MOTION to adjourn—Dick seconded—MOTION carried.

The next meeting was scheduled for Thursday, August 3, 2017 at 7:00 pm.

Respectfully Submitted,
Nicole Bequette

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
July 13, 2017
Page 3 of 3

Remaining Action Items:

July 14, 2016 Meeting:

461: Steve to send unit owners still in violation of the doorknob bylaw a letter, reminding them of the door lock letter sent and what it is to look like, offering Adam's services to install one, and requesting completion in the next 60 days.

February 3, 2017 Meeting:

465: Steve to investigate the possibility of metering water at Acorn Woods condos.

July 13, 2017 Meeting:

466: Steve to look into income taxes for dividends on the investments.

467: Steve to assist Dick in investigating why the laundry income is down.

468: Steve to switch electric providers to Consolidated.

469: Steve to look into whether a better deal could be had on cable TV for the clubhouse.