

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

December 20, 2018

Page 1 of 4

PRESENT: Ben Brown, Bunty Kothari, Diana Prange, Dick Furstenu, John Cox, Sean Morrissey, Tammy Kurtz

ABSENT:

Recognition of Owners & Guests: There were no guests present at this month's meeting.

Approval of Minutes: Diana made a MOTION to approve the October minutes—Ben seconded—MOTION carried (unanimously). Bunty made a MOTION to approve the November minutes—Dick seconded—MOTION carried (unanimously).

Financial / Delinquency Report: Dick discussed the bank account and stocks. The Budget was included in the books, and Steve let the Board know that it reflected no increase in fees this year. It was noted that the Delinquencies were down to almost one page. Regarding flood insurance, Dick suggested the Board continue paying the lower amount, as they have in past years; he had just discussed this with the insurance rep that day. This would be discussed in further detail later in the meeting. Diana made a MOTION to approve the financial report—Bunty seconded—MOTION carried.

Dick had the clubhouse reservations listed for December. He said a request to rent the clubhouse for New Year's Eve was denied, because it is a holiday. He asked if rentals for the following month could also be listed at the bottom of the page that contains the current month's rentals.

Management / Inspection Report: Dick made a MOTION to drop the fines for Bunty's screen door, which is being handled—Diana seconded—MOTION carried.

The City of Aurora finally got back to Dick regarding the vacant lots near the clubhouse. A vote by the Board was needed to approve the price of \$4,643., after which the purchase could be completed. Dick made a MOTION to accept the City of Aurora's offer of \$4,643.—Bunty seconded—MOTION carried (unanimously). The only maintenance necessary on that land would be occasional removal of trees, and a sidewalk was already installed there by Acorn Woods.

Steve discussed the oversized lockers, the details of which were in the Inspection Report. All doors are now properly labeled and look like actual unit doors, Dick said. Rent will be \$50/locker/month, starting in January. Leases will be to unit owners only; however, a unit owner could rent one on behalf of their tenant, if they wished. Balances and financials for these lockers would be included in a monthly report, which Dick showed to all present at the meeting.

Flood insurance was discussed next. As in previous years, the lower premium (80% coinsurance) was the suggested option, at \$9,306. / building. Dick made a MOTION that the lower premium be selected—Diana seconded—MOTION carried (unanimously).

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
December 20, 2018
Page 2 of 4

The notes recorder's contract was next for approval. Dick made a MOTION to approve the contract as presented—Diana seconded—MOTION carried (unanimously). The recorder and Bunty then signed the contract.

Discussing the janitorial contract, there was still a bit of a question regarding Wednesdays; there had never been cleanings on Wednesdays in prior years, according to the other contracts. The Board wanted the contract changed to reflect the need for all cleaning help to "vacuum" interior corridors and other areas, not "clean" them. Dick wanted to make these amendments, then give her a 2% raise in pay for 2019 and another 2% for 2020. He said he would work on this, make some changes, and send an amended contract to Steve.

The EPI contract was approved a few months ago. Dick wanted to view it and had a few questions, then the appropriate Board members signed it.

Patrick Johnson (#3510) is still in violation of the doorknob rule. Dick suggested Steve send him a letter, offering to have it installed, list the price, and explain that if he would have the Board proceed with the installation, they would waive any late fees.

Bunty has a rental unit (#1709) missing the appropriate door hardware. Dick said the Board would extend him the same offer (\$137, plus \$75 to install the correct one) they were offering Mr. Johnson.

Tammy said her condo (#1909) has a screen that does not work. She explained that she does not have a car that one would fit in, to get it home. Dick said he and Jim would pick one up for her, and she said she would pay for it.

Sonia Gonzalez (1905, #3601) called Dick one day and said the amount she believes she owes is not the same as the amount EPI says she owes. She had paid the fines but believed they were revoked; she then did not pay her dues because she believed the revoked fine money was applied toward her HOA fees. However, she had never followed up with the Board after attending a meeting, nor was she present to discuss it at this meeting. Steve said he would send Dick a copy of her account so they could discuss this.

Census cards were then discussed, including procedures, what to do with people who do not fill out cards, and what to do if no information has changed. Steve told Board members that if no information has changed, they can just email Taylor and let her know this.

Unit #1704 was something Steve wanted to ask the Board about, and the Board agreed a Rule Violation could be written for storing too many items on their patio.

Unit #1606 had a green sign posted on the outside of the building for not complying with the rules Aurora set forth for all rentals, including filing with the City to do an annual inspection and paying the appropriate fees therein. It was noted in the Inspection Report for informational purposes only, as Steve reported he was not allowed to take a sign like that down.

Dick mentioned to the board that he felt that the laundry room flooring should be redone. Family Pride could move the machines and a flooring company could do the floors in a few days. Dick said he can bring samples of flooring at next month's meeting.

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
December 20, 2018
Page 3 of 4

Jim said he has been going under each building, looking for water leaks. He spoke to a few unit owners and tenants about replacing wax rings from toilets. Bunty's tenant at #1704 said he would replace a wax ring, but Jim wanted Bunty to follow up to be sure his tenant completes the task.

Ben said someone stole packages from the 1980 building. The person(s) disarmed the back door by breaking the lock. They then stole packages located at the front door and exited out the back door. Former Board member Amanda had already informed Dick that this had happened, and the back door lock was repaired the next day.

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

The next meeting was scheduled for Thursday, January 17, 2019 at 7:00 pm.

Respectfully Submitted,

Nicole Bequette

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
December 20, 2018
Page 4 of 4

Remaining Action Items:

January 4, 2018 Meeting:

471: Steve to make signs regarding noise and being courteous to neighbors for all vestibules at Acorn Woods.

November 15, 2018 Meeting:

473: Parking area driveway between buildings is in need of repairs. Steve and/or Dick to get bids, then try to get all three condo associations to pay their share of the repairs. (Spring item.)

474: Steve to send a letter in a continued attempt to try to contact owner of #3901 regarding repairs to the unit.

475: Steve to send Patrick Johnson (#3510) a letter, offering to have the proper exterior doorknob installed, mention the price, and offer to waive any late fees.

476: Dick and Jim to pick up a screen door for Tammy's condo (#1909) and install it; she will pay for this.

477: Steve to have any pending clubhouse rentals for the next month listed at the bottom of the page of the current month's rentals.

478: Dick to make amendments to the janitorial contract, then send an amended contract to Steve.

479: Steve to send Dick a copy of Sonia Gonzalez's (1905, #3601) balance sheet, so they could discuss this.

480: Dick to bring samples of flooring for the laundry rooms to the Board meeting.