

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

January 5, 2017

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PRESENT: Ben Brown, Bunty Kothari, Diana Prange, Dick Furstenau, Sean Morrissey Steve Elmore (EPI)

ABSENT: Amanda Winters, Marcie Scales

Recognition of Owners & Guests:

- Rosa Narvares (1925, #3705)
- Enrique Yanez (1925, #2704)
- Aurelia Martinez (1905, #3607)
- Chris from Farmers Insurance
- Elisa Johnson (1905, #2505)
- Pat Doberstein and Kumar Patel from AT&T

Enrique Yanez (1925, #2704) was present to discuss the noise coming from his neighbors. He had complained before and Dick had said to call him and let him know. Enrique mentioned that one of his neighbors is coming home and slamming doors to the hallways, and someone is slamming their condo entry door. Some of the noise appears to be coming from #1704. He also said there is noise coming from the other unit at #2705. Unit #1704 is Bunty's rental unit. After some discussion, Sean made a MOTION to send warning letters to the owners of these units—Dick seconded—MOTION carried, by a vote of 4 to 1.

Rosa Narvares (1925, #3705) reported that her neighbors fight constantly; the police were called before, and she was one of the ones that called police. Dick asked Steve to send the unit owner of #3705 a warning letter.

Aurelia Martinez (1905, #3607) mentioned missing packages at her building. She said UPS are delivering them and leaving them there, and people are stealing them. Dick said he wanted to address this with everyone present at the board meeting. He said from what he has heard, it sounded as if most packages have been stolen from that building for approximately the last three weeks. Dick said someone—he suspects it is someone living there—has also egged the property. An investigation is currently underway to find the culprit(s).

Enrique mentioned the hallway of building 1925 needed a light bulb. Dick said he would have someone take care of this.

Chris from Farmers Insurance had copies of the policy for the Board members to look at and prices to review. He then answered questions the Board had for him. He then departed.

Elisa Johnson (1905, #2505) told Dick she signed up for automatic deductions and had a piece of paperwork to prove it. She wanted to know what to do with her coupon book and was advised to save it. She then had a question about outlets in her bathroom and kitchen, which were not working properly, and Dick said she could have Adam do this for her, for a charge.

Pat Doberstein and Kumar Patel were present from AT&T. They discussed the idea of building a fiber optic service in the area, all the way into the building, thus enabling all of the units to have fiber optic internet

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service. There is no cost to the Association, so the Board agreed to let them do some research and provide them with some data.

Rosa briefly discussed her windows with the Board, as there was a question about the color of the frames. Bunty then made a MOTION to approve her window submission—Dick seconded—MOTION carried (unanimously).

Approval of Minutes: Bunty made a MOTION to approve the December 2016 minutes—Dick seconded—MOTION carried (unanimously).

Financial / Delinquency Report: Dick delinquencies briefly and requested that Amanda Winters, John Keros, and Patrick Johnson be sent letters. Elisa Johnson is staying current; however, she owes some back dues. Dick also requested some information from Steve.

Dick mentioned that carpeting and runners were finished in some buildings; runners would be completed soon. Utility bills were also discussed. Bunty made a MOTION to approve the financial report—Ben seconded—MOTION carried.

Management / Inspection Report: Steve wanted the Board to discuss the flood insurance and the various options they had, including passing the cost for insurance onto only those who had mortgages. Dick made a MOTION to sign a waiver, renew the policy, and send a mass mailing notify residents they will be on their own in 2018 and monthly dues will be adjusted—MOTION carried.

Dick instructed Steve to write a letter to all Acorn residents that flood insurance will be covered for 2017; however, in 2018 residents will pay it on their own but dues will be reduced by a certain percent.

Regarding the Farmers Insurance package policy, Dick made a MOTION to accept it—Diana seconded—MOTION carried.

Steve wanted to know what the Board wanted to do about FHA certification. After discussion, the Board decided not to go for the certification.

The Board discussed the proposed rule amendment regarding census cards, which would use forms that must be updated yearly. With no one present to discuss the rule, Dick made a MOTION to approve the amendment—Diana seconded—MOTION carried.

Regarding door hardware, Dick reported a few more were done. Residents have been paying Adam for the installation and are being backcharged for the price of the door hardware. Steve verified that violators are getting fined.

In the Inspection Report, Steve reported one of the light poles is leaning more. Another one, which had been hit by a garbage truck, is in need of follow up. Steve noticed a few lights remain on during the day; Dick said if it is overcast, they will go on. Additionally, the sensors may need to be adjusted. Steve reported a mattress is

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now in the storage room of the 1980 building; it does not fit in there, and it is sticking outside the door. Dick said he would request it be removed.

Diana wanted to know what the latest news was with the intercom system; it only handles local calls, making it impossible for some tenants to use the system. Dick said he was told it would work for all (630) numbers, local or otherwise. He planned to talk to someone at AT&T and do some research.

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

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

Respectfully Submitted,
Nicole Bequette

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Remaining Action Items:

July 3, 2014 Meeting:

454: Steve to draft a letter for all Acorn Woods residents regarding the installation of 1.28-gallon toilets in all buildings and send it to all Board members for editing before it is sent to residents.

July 14, 2016 Meeting:

460: Dick to investigate prices for cameras to be placed at dumpster sites.

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.

August 4, 2016 Meeting:

463: Steve to send a letter to the residents in unit #2705, who were throwing cigarette butts on the ground.

November 3, 2016 Meeting:

464: Steve and Dick to investigate the cause or causes of the unusually high water bill at building 1980.

February 3, 2017 Meeting:

465: