

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
January 19, 2023
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Present: Ben Brown, Bunty Kothari, Dick Furstenau, John Cox, Tammy Kurtz, Pete Pesetski, Jan (EPI)

Absent:

Recognition of Owners & Guests:

- Nerissa Bonet and Jose Penaloza (1925, #2701)

Nerissa Bonet said she had been to a meeting last year in June, with the same issue she is bringing to the Board's attention today. Her account shows she owes money while her records do not, so she reached out to EPI. She had written a check that does not show up in their system, but had cleared the bank. She sent images of the front and back of the check (via email) to EPI, and while she received a confirmation email from EPI, she had not received a call. This is the 3rd time this sort of thing has happened to her, so she expressed her concerns with Old Second. She wanted to know if she is the only resident paying by check, or if others were having the same issue.

She mentioned that she writes her unit number on her checks, plus the month she is writing the check for; she also includes a coupon from the book. However, she could not do for January, as she'd not received a coupon book for 2023 yet. Jan said she would look into this for her and would send her a corrected statement.

Approval of Minutes: After a brief discussion, Dick made a MOTION to approve the January minutes, with changes—Tammy seconded—MOTION carried, unanimously.

Financial / Delinquency Report: Dick said the checking account balance was not correct in the report, due to recent payments being made for items such as the flood insurance, Nicor Gas, and Fox Metro bills. The Board then discussed the issues that arose with January's ACH payments.

Regarding delinquencies, Dick mentioned that he received an email from the attorney, who let him know that Mataranges (#3803) made another payment but still owes money; he will also owe attorney fees. Unit #3706 paid \$4,100. by check and owes another \$830.

Dick said neither he nor other Board members could get into the portal to see fees, fines, etc for accounts for anyone other than himself, yet he and Bunty receive calls from people regarding their accounts all the time. And when they instead refer these callers to EPI and they call, they often get no response. If homeowners cannot reach anyone at EPI, they complain to the Board. Jan said she would look into whether Dick and Bunty can be granted access to peoples' accounts via the portal. If so, Dick and Bunty said they would be willing to help people calling with these types of accounting questions.

Dick said he wrote and sent a newsletter recently and in it, there was a discussion about financial matters. Bunty then made a MOTION to approve the Financial Report—Dick seconded—MOTION carried, unanimously.

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Management / Inspection Report: The owner of the laundry company assured Dick that he would send a statement showing Acorn Woods how much money they made each month. Dick finally saw the statement and said that Acorn Woods was making more money with this new laundry company.

Dick wanted the locker rental report to look like the one on page 17 of the books, but he wanted a column added to show whether the renter of each locker had paid. He also wanted Patrick's name removed from locker 3811, as he passed away in September of last year. Dick also wanted the spelling of his last name corrected in the locker report. The woman named Sarah renting locker 3711 has moved out, so the locker is vacant, and her name needed to be removed from the report. Locker 2711 is marked vacant, but Bunty's name should be on it; he requested that it be billed to his unit #2709.

The FOIA report was attached, but much of it was unreadable due to data being blocked. The AC Whip report was not included in the report, so it was requested that it be included in next month's report.

The Board then discussed Nicor gas bills. Dick said the late fees are quite high per building, so several possibilities were discussed as to how to pay them sooner. After some discussion, Dick wanted the gas bills emailed to him in PDF format so he could look it over and approve it faster. In the future, the Board could discuss the option of putting the gas bills on some sort of auto payment.

After a brief discussion of the new flood insurance policy, it was decided that an email blast from EPI would suffice so anyone needing a copy of the flood insurance policy would receive it. It was then mentioned that the Farmer's package policy was up for renewal and was included in the books.

A landscaping contract was included in the books for the Board to review, to be used for specs. Dick wanted the burning bush not be trimmed in front of the 1980 building, as it was meant to be grown taller, and previous landscapers kept cutting it too short.

Unit #2602 sold for \$112,000; it was noted that this was a completely remodeled unit.

Dick wanted to discuss the option of making everyone go to ACH payments, and wanted to know what the Board thought of having this transition take place by June of this year. A discussion ensued. Dick wanted EPI to write a letter about the Board considering using ACH, beginning in June, and that this would be discussed at the Board meeting in February, March, and April. The Board asked that the letter include a description of how ACH would work, mention withdrawals would be on a certain date every month (except holidays and weekends), and invite residents to attend meetings to ask questions and voice concerns. Pete asked Jan if she could figure out the current percentages at Acorn Wood (who uses ACH, check, and the portal to pay dues). Tammy said the form for ACH should be included in the letter, as well as a warning about the rise in mail fraud (such as check-washing scams). She wanted it mentioned that ACH is safer and faster than sending a check through the mail.

Parking stickers were discussed. It has always been the rule that the correct placement for parking stickers is in the front passenger's side of the windshield, beneath any tinting. Dick mentioned to Jan that any letter sent in the past—if it indicated sticker placement in the back window was appropriate—needs to be disregarded and amended to say it must be in the front passenger's side, below tinting.

Bunty then made a MOTION to adjourn—Tammy seconded—MOTION carried (unanimously).

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The next meeting would be Thursday, February 16, 2023 at 7:00 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Nick Bequette".

Remaining Action Items:

485: Dick and EPI to schedule and hold a parking sticker event and go building by building.

486: EPI to check on unit #3901 and verify to the owner that she owes the money.

488: Painting of the patio door window frames: the Board to re-visit the issue in the spring—around March—to see what the financial situation is like, and determine whether to subsidize the cost, etc.

489: EPI to investigate how Samantha Baker's assessment came to be the amount it is, as it seems high.