

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

June 1, 2017

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

ABSENT: Amanda Winters, Marcie Scales

Recognition of Owners & Guests:

- Representatives from The Daniel and Henry Co

Two gentlemen were present from The Daniel and Henry Co to explain the cost of flood insurance. They handed out a sheet of paper with a few different estimates. The handout included total numbers of insurance certificates requested, broken down by building. The Board then discussed options with these guests at length. The Board requested some research into the cost of coverage at 100%. Steve told the Board he would send out a questionnaire to get a more accurate number of how many people have a mortgage at Acorn Woods (and would therefore be required to buy flood insurance).

The representatives then departed. Steve and the Board discussed this issue further and agreed to withhold the letter Steve was going to send, have him draft a new letter, and wait for the new quote from The Daniel and Henry Co.

The Board then discussed unit #2705, which had been sent a letter requesting eviction of the tenants. The unit owner, Inland, responded that the lease was up June 30, 2017, and if they took legal action it would take longer than that to evict the tenants. The lease would not be renewed for these tenants.

Approval of Minutes: Dick made a MOTION to approve the May minutes—Diana seconded—MOTION carried.

Financial / Delinquency Report: Dick discussed the accounts briefly. He explained the delinquencies and where the worst offenders were in the process. He mentioned a lot of the delinquencies were quite small, some as little as under five dollars. Dick made a MOTION that the Board write off any debt under \$15—Sean seconded—MOTION carried (unanimously). Dick then requested that Steve look into the gas bills and why they were so over budget.

Unit #2509 is on the Delinquency report; Dick said she should be paid in full and this was not her full assessment fee, so he requested Steve look into why her balance appeared to be an odd amount. The owner of unit #3803 said they would pay by May 30.

Steve said he tried to pull up the investment statement but was unable to; Dick said he would try to pull it up later. Buntly then made a MOTION to accept the Financial Report—Diana seconded—MOTION carried (unanimously).

Buntly wanted to discuss Adam and felt there might be a need to find someone else to do maintenance around Acorn Woods. It was agreed that Adam does great work; his limited availability is the real issue. Dick said he

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would like to start by asking around the complex in the hopes of hiring someone who lives at Acorn Woods to do on-site maintenance.

Management / Inspection Report: Dick wanted to discuss census card reports and had a few questions for Steve. Bunty got a rule violation notice for #1709 and reported that the work had been completed. The Ombudsman Act was then briefly discussed; Steve said the bill was passed in 2017 and may take effect in 2018. He then explained to the Board what this act was and how it worked.

Steve said there were a few things worth mentioning from the Inspection report. There is some brickwork that needs to be addressed, and Dick has two bids and another one that will be in soon. He wanted to show the Board the bid he received from Arrow.

Steve asked the Board if they might consider a “drive-it” type product instead of real brick. This product, he said, screws into the wall and provides water drainage behind the boards. He said he could have an installer come and take a look at it for a bid, and this could be compared to the more traditional brick.

Diana asked about the status of the leaking p-trap in her condo; Dick said they’re having issues getting into the unit below hers. No one has ever answered. Adam and Bill have also tried, to no avail. The Board then very briefly discussed changing the date of the July meeting due to the holiday, as well as parking stickers, and postal charges.

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

The next meeting was scheduled for **Thursday, July 13, 2017** at 7:00 pm.

Respectfully Submitted,
Nicole Bequette

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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.