

ACORN WOODS CONDO ASSOCIATION  
Board of Directors Meeting  
July 20, 2023  
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Present: Ben Brown, Buntly Kothari, Dick Furstenau, John Cox, Paul Piekarski, Tammy Kurtz, Scott (EPI)

Absent: Pete Pesetski

Recognition of Owners & Guests:

- Cheryl Hudson (1980, #2908)

Cheryl Hudson was present for a few reasons. She said she would be sending in a canceled check receipt; it was posted late in error, and she told the Board that she had proof that she sent the check on time. Mark said he would look into it.

She then told the Board that she received the charge for \$220, which was for a leak to the unit below her. She wanted to know if she could pay for this with a payment plan. She could pay \$25/month until paid. After a brief discussion, Dick made a MOTION to accept Cheryl Hudson (at unit #2908)'s payment plan of \$25/month (via ACH) until her \$220 repair charge for the unit below is paid—Tammy seconded—MOTION carried, unanimously.

Board member Tammy Kurtz (1980, #1909) told the Board that she had an issue with the neighbors above her, who have a leak. The leak came into the ceiling of the shower of her place, and it has been intermittent for the better part of 20 years. She really wanted this addressed now that she has had her bathroom renovated. A plumber checked the unit upstairs and was unable to find anything wrong. The leak occurred most recently a day after the recent rains started. She told the Board that she made Jim White aware of the situation. Dick said he would stop by Tammy's unit at some point in the next week to take a look.

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

Financial / Delinquency Report: Dick said 10 units had been turned over to the attorneys recently, and this number was now down to three. Unit #3704 (which owes \$5,400) is currently in foreclosure. Sanchez owed \$6,300 and is down to \$493. remaining on their balance. Unit #2504 owes around \$3,400.

Units #1502, #1504, #2502, and #2504 need to go to attorneys next, so Dick asked that Mark please get him the name of the attorney that Linden Woods is using.

Dick mentioned to the Board that the tuck pointing had been completed, during which time nearly 400 bricks had been used. The total bill was \$9,500. Dick gave the tuck pointer three separate payments, and he said he would give him the rest of his pay once the two complete a final walk-through and inspection together.

Dick said he and his grandson took bricks needed for the pergola repair out of the pond (where they had fallen and/or been thrown) and restored it themselves. They will do the necessary paint touch-ups as well.

There are some old, dead shrubs Tammy and Dick discussed, which they agreed need replacement.

Dick said there are a number of units that were charged \$100, and he is not sure why. He was wondering if it was for parking stickers, which cost \$100, and it is required that unit owners purchase them. Mark said he will check and then call Dick regarding these charges.

Dick said he was charged \$25 for one of his units; he's on ACH, so he is not sure what it is for. Mark said he would look into it.

Bunty then made a MOTION to approve the Financial Report—Tammy seconded—MOTION carried, unanimously.

Management / Inspection Report: Mark said there was one item for executive session. Regarding the Locker Report, Lee Gomez sent in a form with a canceled check and is now renting locker 2611. Bunty is renting locker 2711, but it did not appear as though ACH has been deducting this amount; Mark said he would look into it and let Bunty know.

Dick mentioned that the late Board member Patrick's locker has been cleaned out and is ready for rental. Ben said his locker, 1711, was cleaned out and is now vacant; he called and told Mark this, but he has not yet gotten his \$50 deposit back.

The electrical whip report still shows that many people owe for the whips; Dick suggested trying to collect this when getting people onto ACH.

After some discussion, Dick made a MOTION to credit the owner of #1901 the \$75 late fee and make him pay for everything else—Tammy seconded—MOTION carried (unanimously).

Mark was not given any numbers as to how many unit owners had signed up for ACH; Dick requested that he find out and let him and Bunty know as soon as possible.

Dick had another altercation with Mr. Dada's (1895, #2508) tenant when he asked who was living at the unit, and this appeared to have upset the tenant. He let the Board know that the tenants had been asked to leave.

Unit #1706 has not removed their Buffalo Bills sign. It was suggested that Rule Violation letters be sent to both the owner and the tenant, requesting they remove the sign.

There is a studio unit in building 1905, #1609 that has several code violations observed by Dick after there was a recent gas leak in that building. This unit, which was originally a studio, has a bedroom in it that was not built to code. Dick asked that Mark arrange a meeting between the owner of the unit, EPI, Bunty, and anyone else on the Board who wanted to attend.

Dick attended a meeting that pertained to the building of the new casino near the outlet mall, where he brought up his concerns about getting Walden, Linden, and Acorn Woods out of the flood plain. He told the Board that he was assured they would be assisted in this matter.

With the recent rains, there have been some roof leaks in the 1980 building. These would be addressed in a timely manner.

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Bunty then made a MOTION to adjourn at 8:45 pm—Dick seconded—MOTION carried, unanimously.

The next meeting would be **Thursday, August 17, 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.~~

490: EPI to update the Financial Report on the Acorn Woods website.

~~491: EPI to send a letter to all those living at Acorn Woods currently not ACH, informing them that as of August 1, everyone will be paying their HOA fees with ACH. The form for ACH would be included.~~

~~492: Mark to reverse census card fines for Dick, Bunty, Tammy, and Pete, as well as late fees for Ben Brown.~~

493: EPI to create a report showing how many residents signed up for ACH and how many were not using ACH.

494: Mark to email Jim directly all the work orders for Acorn Woods.

495: Mark to look into Cheryl Hudson's (1980, #2908) issue regarding a late fee.

496: Mark to look into why several units at Acorn Woods were charged \$100, then call Dick and explain the charges.

497: Mark said he would look into why Bunty does not appear to be getting charged via ACH for locker 2711 and let Bunty know.

498: Mark to get numbers as to how many unit owners had signed up for ACH and let Dick and Bunty know as soon as possible.

499: Mark to send both the owner and tenant of Unit #1706 a Rule Violation letter, requesting they remove their Buffalo Bills sign.

500: Mark to arrange a meeting regarding the studio unit (1905, #1609) regarding the bedroom that was not built to code. The meeting should be between the owner of the unit, EPI, Bunty, and anyone else on the Board who wanted to attend.