

ACORN WOODS CONDO ASSOCIATION

Board of Directors Meeting

October 5, 2017

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PRESENT: Amanda Winters, Ben Brown, Bunty Kothari, Diana Prange, Dick Furstenau, Marcie Scales, Sean Morrissey, Tammy Kurtz,

ABSENT:

Recognition of Owners & Guests:

- Enrique Yanez (1925, #2704)
- Jake Miller, Intelligent Infrastructure, LLC
- Jim White (maintenance)

Enrique Yanez (1925, #2704) said he attended a meeting last year due to an outstanding balance on his ledger; Steve had said he would send something to him, but Enrique claimed he did not receive anything until recently. Steve said he mailed a notice to Enrique monthly—Enrique said he did not receive these notices—and he can send another one certified mail. Dick said he had the balance sheet in front of him, and after a discussion about due dates, Enrique departed.

Jim White was present to discuss lighting out at Acorn Woods and said there are ballards working at about 90% of the property. Pole lights are mostly working, and roof lights are next. In many cases, it is just a matter of bulbs in need of changing. He really wanted the Board to consider using LED fixtures and lights, as this would save a lot of money.

Jake Miller from Intelligent Infrastructure, LLC was brought in by EPI. His company maintains Four Lakes. They install and maintain cameras, security systems, etc. His company put in a VoIP phone line at the 1980 building to replace the AT&T phone line, and this was saving a lot of money. The intercom there now accepts a phone number from anywhere, regardless of area code and exchange. Jake discussed with the Board things he could do to help them, including the installation of antennas on buildings, so that no additional internet lines would be necessary for cameras. The Board request that Jake send a proposal and he agreed to walk the property with Dick.

Approval of Minutes: Dick made a MOTION to approve the September minutes as presented—Diana seconded—MOTION carried (unanimously).

Financial / Delinquency Report: Dick said he was very pleased with the delinquencies, as most of it is contained within just six units. He then discussed the Sigma report, which shows the investments and how they are doing. Bunty then made a MOTION to approve the Financial Report—Amanda seconded—MOTION carried (unanimously).

Amanda mentioned that there is a washing machine out in building 1980; it has been blinking an error message for at least a month. The other machine, she said, took her money and did not work. Tammy mentioned that

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the front door to building 1980 does not close on its own; it does not latch unless pushed. Dick said he would check on these items the next day and if necessary, a vendor would be called in.

Management / Inspection Report: Dick talked to the snow removal company; the cost will go up by \$15. Steve said he would re-draft the contract. As for shoveling, Bunty's tenant Mike said he would be interested in being paid to do this. Dick had the new signs stating cameras were in use.

Dick mentioned that he purchased Elise Johnson's unit. She was now at a senior living facility in California. He intended to renovate the unit and either rent it out or sell it; the paperwork should show up in the next month's report. There is another resident in the building, Ms. Cintron, who is not taking care of her unit either; this was sent to attorneys and there are five days left to respond.

Steve told the Board they need to discuss the budget. The laundry income is down, but this has already been discussed. The interest income is paying for additional stocks, so it is down. Not surprisingly, the flood insurance is the biggest item. Another large item was supplies and light bulbs, the supplies being mostly repair-related. This translates, Steve said, in an over 2% increase in HOA fees. Dick then made some budget adjustments. Steve suggested some of the stock dividends could be used to help the budget by being used as cash. Dick suggested this could be done and then the HOA fees could be increased to just 1%. Dick made a MOTION to make adjustments and raise assessments by 1%--Sean, Bunty, Diana, and Tammy seconded—MOTION carried, by a vote of 5 to 3 (because Amanda, Ben, and Marcie opposed).

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

The next meeting was scheduled for Thursday, November 2, 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.

**July 13, 2017 Meeting:**

468: Steve to switch electric providers to Consolidated.

469: Steve to look into whether a better deal could be had on cable TV for the clubhouse.