

ACORN WOODS CONDO ASSOCIATION
Board of Directors Meeting
March 16, 2023
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Present: Ben Brown, Buntz Kothari, Dick Furstenau, John Cox, Tammy Kurtz, Pete Pesetski, Jan (EPI), Steve Elmore (EPI)

Absent:

Recognition of Owners & Guests:

- Officer Mark B, Aurora Police Department
- Julio Last Name? (1925, #1710)
- Paul Piekarski (#3501, #3806)
- Letitia Cahue (1905, #1608)
- Francisco Ever Vazquez (Linden Woods, #3205)
- Javier Esparza (1895, #1501)
- Cheryl Hudson (1980, #2908)
- Nerissa Bonet (1980, #2908)
- Merle Rapp (1895, #1502)

Officer Mark was present to discuss the calls that came in over the last month. He briefly discussed the fire that occurred on the 13th, then a call for a drug complaint February 25th (someone smoking marijuana in a vehicle). He noted that smoking marijuana, while legal cannot be done in public. There was mention of a fight in the laundry room of building 1895, but when officers arrived, there no one was present. Dick asked about a domestic violence call in building 1895 that had no unit number listed on the report. Officer Mark said they cannot to report about domestic violence issues to communities, but he encourages anyone living there to call and report this to the Board and property management companies.

Officer Mark said Officer Fisher spoke to the records department, and he too confirmed that domestic violence calls are not reported to any community, not just Acorn Woods. This information cannot be disclosed to anyone in the community, including Board members. If the situation got more serious, it would not be labeled domestic violence anymore.

The majority of guests present were directed to speak directly to Steve and Jan. Julio (1925, #1710) claimed he had paid in advance for nearly 10 months; he has issues with his balance being off in his account. Letitia Cahue (1905 #1608) said she was having the same issues. Javier Esparza (1895, #1501) said he was having issues with ACH. Cheryl Hudson (1980, #2908) received a phone call from Dick; she brought with her proof she paid. Nerissa Bonet (1980, #2908) was present to discuss her issues with Steve and Jan as well. Merle Rapp (1895, #1502) discussed an issue with Steve and Jan.

Paul Piekarski, who owns two rental units at Acorn Woods (#3501, #3806), said he was interested in becoming a Board member. He told the Board he serves on his Board at his condo in Florida as well, during the three months in the winter he is there. Now retired, he was more available to attend meetings. After some discussion, Dick made a MOTION to made Paul a Board until the next annual meeting—John seconded—MOTION carried, unanimously.

Francisco Ever Vazquez was present to request the use the clubhouse for meetings of the ANSE, a safety committee based in Aurora that would meet the 1st and 3rd Tuesday of each month from 6-7 pm. He mentioned that

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the day/time is flexible. He guessed it might be about 10 people attending; they have not met yet. Dick had some follow-up questions for Ever, including did he attend City Council meetings (yes). The Board agreed someone needed to be over 18 to supervise the meetings. Bunty texted Ever his number so they would have each other's information.

Letitia Cahue (1905, #1608) had a question about how the ACH system would work; Bunty explained this to her. She does not own a computer, so Dick said he would bring her a form to fill out.

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

Financial / Delinquency Report: Dick discussed stocks briefly. He then discussed the delinquencies, which were cut almost in half in one month. Steve had several accounts and balances for Dick to look at. Jan handed out a booklet showing delinquent accounts with details, and one showing checks that were delayed by the bank in being deposited. Steve and Dick discussed the attorney; Dick said he wanted to put the accounts in question on hold for a while. Other accounts were then discussed. Dick said the owner of unit #2604 is not reachable; he has the wrong number for Anthony, but Jim said he had a number for Anthony that he could share with Dick.

After a discussion about the Acorn Woods website, Steve explained that while EPI initially set them up for all their properties, it is up to each property to maintain them. Pete said he could help update the Acorn Woods website.

Bunty said he got an email from Doug Surrey, the attorney the Board used to utilize. Bunty told him he was not sure why they were no longer using his services. Mr. Surrey asked Bunty if there was anything that would get them to go back to utilizing his services. The Board reminded Bunty it was purely financial.

Bunty said the water bill for building 1905 seemed higher than the rest. Dick said an automatic payment was missed in February of 2022, so the bill did not get paid. Late fees were never charged to Acorn Woods, either, so it was an oversight on the water provider's side. Dick and Jim said there are also more people living in building 1905 than other buildings.

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

Management / Inspection Report: Steve said he would send out another ACH letter with forms included. The Board then again discussed making the utilization of ACH mandatory.

Dick mentioned the clubhouse was rented out three times so far in March; in April, it is booked for at least three more times. He wanted to purchase a pergola or two for outside, and then a grill, and eventually a fire pit. Bids for painting the building needed to be solicited as well.

Under new proposed rules to switching to ACH, Dick wanted to add that ACH needs to be completed "at the time of closing on the unit."

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Dick said letters were sent recently saying stickers could be placed on the rear of a vehicle. The Board had previously discussed this at length and had agreed stickers were to be placed in the front passenger's side of vehicles only.

Dick made a MOTION to allow Ever, the 17 year old present at the meeting, to rent the clubhouse at 6 pm for 1 hour, provided there is someone over 18 present—Tammy seconded—MOTION carried, unanimously.

Tammy then made a MOTION to adjourn—Ben seconded—MOTION carried, unanimously.

The next meeting would be Thursday, April 20, 2023 at 7:00 pm.

Respectfully Submitted,

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

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.